THE KINGSWOOD
Vancouver, British Columbia, Canada
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Lorne Segal led 37 architects and designers and hundreds of artisans to fulfill his vision of The Kingswood. "They would say 'It can't be done.' Then they'd do it." By Lyndon Grove.

Obsession

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Kingswood Photographs: T.J. Adel Lorne Segal Portrait: Alex Waterhouse-Hayward

Reading law at Oxford, cramming for meetings with his tutor, the young Lorne Segal often would abandon his Wadham College digs and go for a mind-clearing, post-midnight stroll. Walking the streets of the ancient city at two or three in the morning, Segal drank in its architecture—the Ashmolean Museum, the Bodleian Library, Christopher Wren's Sheldonian Theatre—and realized that this was what he cared about, much more than a career in law.

Travels through Europe and the United States completed his conversion, and he returned to Vancouver with his mind full of images, images of structures which would obey Louis Sullivan's dictum—"form follows function"—but would transcend the ordinary and become high art: poetry, music, drama in stone and metal and glass. And so, Segal became a developer, and his company, Kingswood Properties Ltd., has, over the years, produced impressive, award-winning work in a variety of building styles—industrial, retail and residential.

But there was more that Segal wanted to achieve. He wanted to create a building which would merit world standing and heritage status from the beginning, working from an idea that "had been incubating for perhaps twenty years." Now he has realized his vision: an innately reserved but stunningly luxurious 12-storey residence named, simply and not surprisingly, The Kingswood. It contains eighteen suites, which Segal prefers to call "a collection of custom homes." Ina Schonberger of Sotheby's, the company marketing The Kingswood, says "I haven't seen anything like this on this continent. There is nothing to compare this to. Maybe in Monaco, some of those beautiful homes. But this is unique."

(Some may be surprised that Sotheby's, an international firm usually associated with the sale of fine art, would also act as a real estate brokerage. But, explains Zachary Wright, senior vice-president of Sotheby's in Corona del Mar, the company is a "niche player in luxury markets." Since 1976, Sotheby's has developed bases in two hundred markets around the world, primarily destination cities. "Most of our clients have two, three or four homes," he says, and Sotheby's may deal with the same people in Hong Kong, Hawaii, London and New York. And now Vancouver, for it is "truly an international city." As for The Kingswood, Wright declares there are "no higher standards anywhere in the world.")

The Kingswood stands at the corner of Fir Street and West Fourteenth, between the tony South Granville shopping area and the venerable Vancouver Lawn Tennis and Badminton Club, on the edge of what was long the city's most aristocratic community, Shaughnessy Heights.

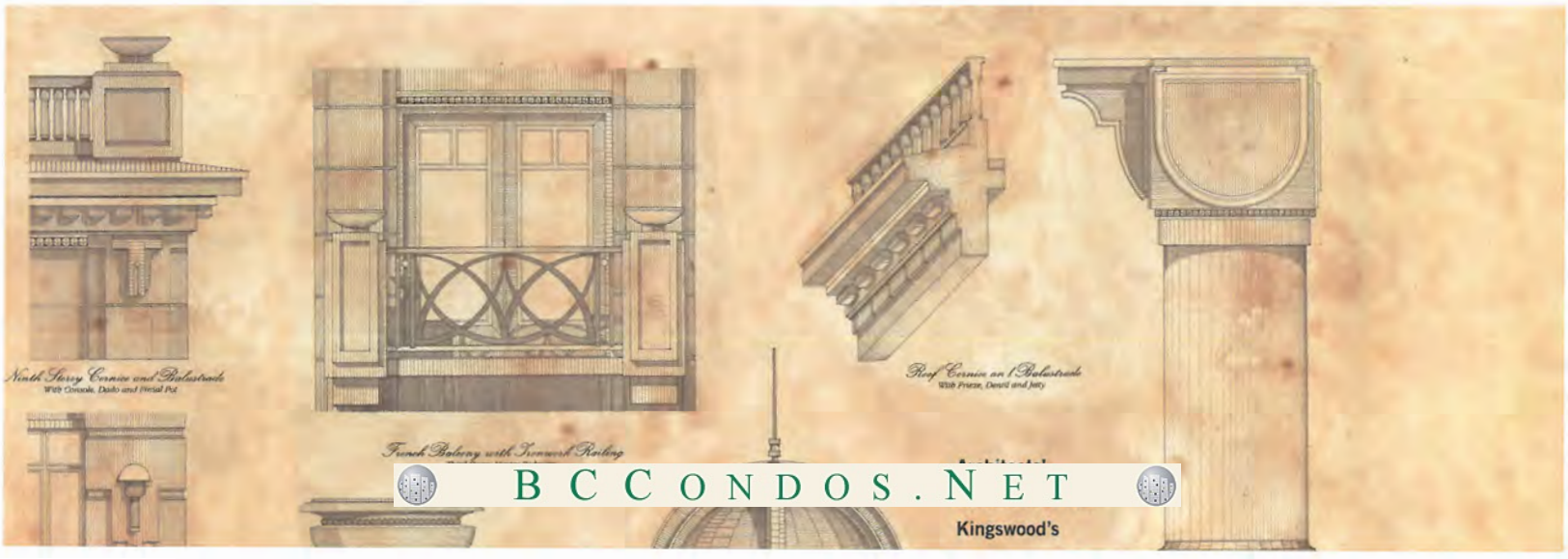
Vancouver City Councillor Sam Sullivan and friends like to park across the street from The Kingswood, not only admiring it, but watching cyclists, pedestrians and other drivers pause and look at the building with awe. The building reminds Sullivan of "cherished structures in Europe, built by princes, with their unique stamp."

Segal had seen those structures, and had also seen splendid residential developments of the late 1800s and early 1900s—New York's Central Park West, London's Mayfair and Belgravia Square, Avenue Foch in Paris—but he was determined to build something which would be "the finest of its kind, unique, not a copy of anything."

When the property for The Kingswood became available, he recognized the opportunity and began planning—planning which would continue for years. "There were thousands of pages in its

Segal set out to make The Kingswood a reflection of the beauty of the past.

"I was moved by classical buildings. I thought, why doesn't anyone do that?"



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Ina Schonberger of Sotheby's says "I haven't seen anything like this on this continent. There is nothing to compare this to. Maybe in Monaco; but this is unique"

preparation," he says, "hundreds of sets of plans. I slept with tracing paper beside my bed. I'd wake up my wife, Melita, in the middle of the night and we'd start working with marking pencils."

Segal assembled a team of architects, designers and artisans—stone masons, millworkers, glass cutters, painters—and set up workshops on the grounds. Titanium-zinc cornices were hand-formed in a workshop which eventually became a 6,200 square foot garden. Masons chiseled stone in a shop in the south common garden. Copenhagen-born Borge Lind-Peterson of BLP management, a veteran of major projects in New York and Toronto, turned the underground parking area into a millwork factory for three years to craft doors, fireplaces, domes, casings, archways.

"No contractor had this team already assembled," says Segal. He wanted individuals who would "share the vision, work outside the

FROM THE TOP:
Twin 15,000-pound columns frame The Kingswood entrance; an Inuit stone garden carving; and discreetly sheltering gates and greenery.

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ɔox, be part of something extraordinary." And it happened. Interior lesigner Carmen Font calls the assignment "an extraordinary journey ɔf challenges [which had] a transforming effect on all of us"

Segal was involved in every detail, working with Carmen Font to elect marble imported from Carrara and Verona by Maurizio Grande ɔf Marble Art Canada, choosing tile brought from Spain and Italy by Maria Font of Fontile Corp., consulting with painter Stefano Piccone ɔn artwork for the lobby dome, pushing metal and glass designers to lo things that "couldn't be done."

Pat Rose of Inland Glass and Mel Hocken of Coast Hudson were mong those who heard Segal's concepts and said that. Then they ɔent ahead and did what "couldn't be done." Rose's company created ramatic towers of curved blue glass—the largest curved glass project ɔ North America—and Hocken topped them with the continent's nly titanium-zinc shingled domes.

Abraham Rogatnick, former professor of architectural history at ɔe University of British Columbia and a leader in the appreciation f Modernist art in Vancouver, admires Segal's "sense of structure" nd "the very fine detailing, inside and out. Joints, corners that come ɔgether perfectly. Marble matched beautifully, woodwork matched eautifully."

Segal set out to make The Kingswood a reflection of the beauty of ɔe past. "I was moved by classical buildings. I thought, why doesn't nyone do that?"

"It's surprising," says Rogatnick, "that I, brought up in the lodernist idiom, appreciate this traditional approach."

Councillor Sullivan, an avowed anti-Modernist, feels The ingswood's appeal as "enchanting..wistful..exuberant. It will never e replicated."

His and her bathrooms glitter with 24-karat gold-plated fixtures. A bather can luxuriate in a great, egg-shaped tub while enjoying a view of the city through a curtain of greenery.

OPPOSITE: A living area framed by a magnificent archway, crafted on site.
TOP RIGHT: Bathtub encased in Carrara marble.
AT RIGHT: Spanish alabaster lamp shade.
BELOW: Romancing the stone: marble designs by Carmen Font.

The garden setting for the building, begun by Rule Sangha Landscape Architects and completed by Paul Sangha, is exquisite, in a tiered and sculptured Edwardian style, with the colors and scents of jasmine, magnolia, hyacinth, peony, clematis and pear. Although Segal sees The Kingswood as "a piece of sculpture you can live in," many feel that the building, well back from the street behind a curtain of trees and shrubbery, looks—for all its striking features—better the closer you get to it. "It doesn't stand out on the urban landscape," says Rogatnick, "but perhaps the people who live there will want it that way. Outside doesn't tell you what's inside." (Rogatnick, feeling his own house in Point Grey was too immediately visible, had it painted the grey-blue of a Vancouver sky, so that it would blend into its backdrop.)

It is only when one steps into The Kingswood and tours the eighteen "custom homes" that one has a full sense of what has gone into its creation. Each of the suites is magnificent; each is distinctively different. Sizes range from 2,100 to 5,540 square feet. "Small diamonds and large diamonds," says Segal, "but all diamonds."

The ground floor is divided into what have been called the West Estate and the East Estate. Each has its own private garden—6,200 square feet on the west, 6,800 square feet on the east. Suite Nine commands the entire ninth floor. Ceilings are towering throughout, opening to huge balustraded terraces. The three-storey penthouse—5,540 square feet—has wraparound terraces totaling 3,304 square

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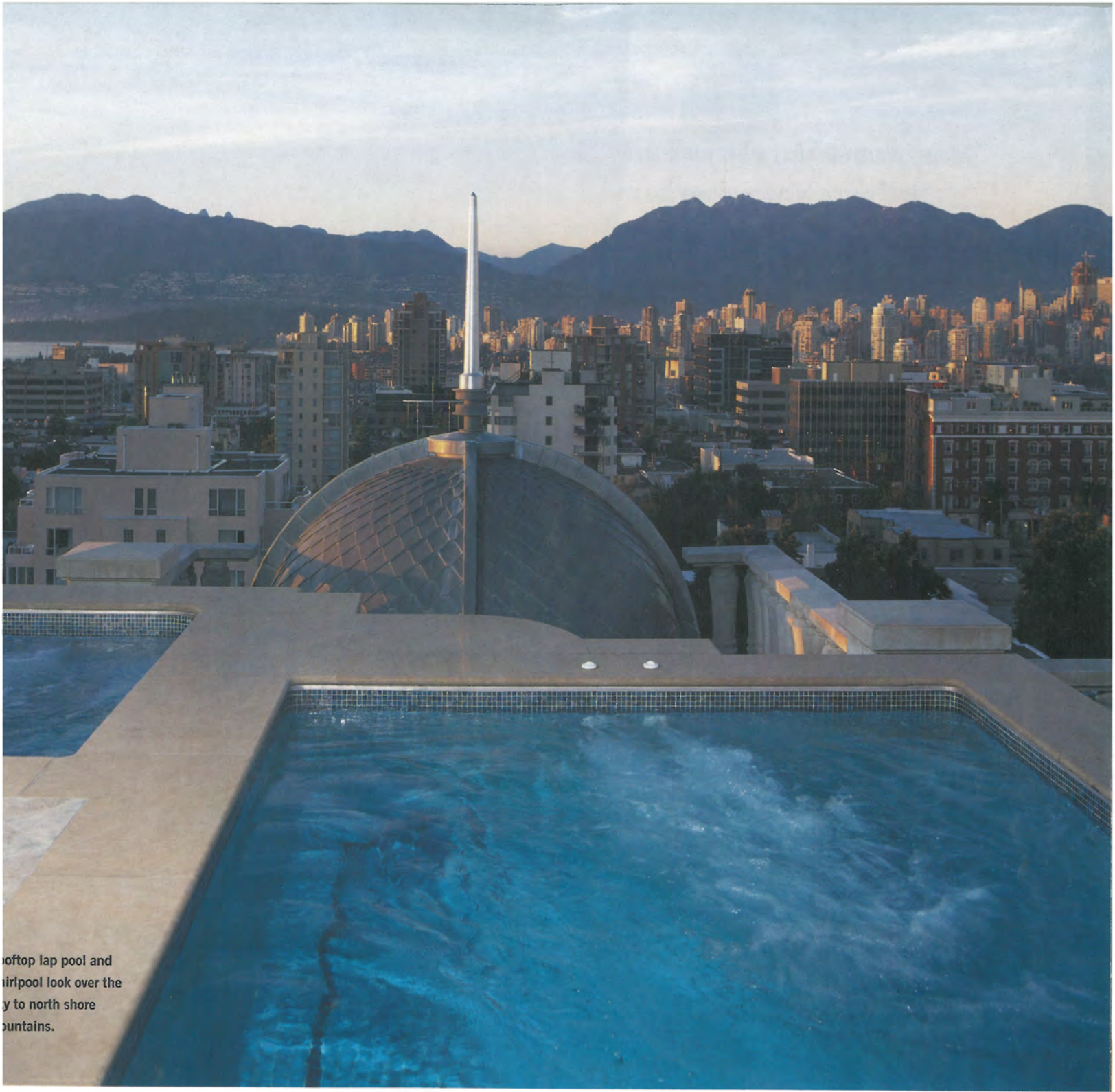

ooftop lap pool and
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ountains.

No contractor had this team already assembled," says Segal. He wanted individuals who would "share the vision, work outside the box, be part of something extraordinary."

et, with a rooftop pool, whirlpool and kitchen. We watched fireworks
om the roof, but on any evening, the moon can be your night light.

The suites are designed to accommodate any owner's wishes, with ultiple bedrooms and baths, maids' quarters, butlers' pantries, space r custom built-ins in dens, wine cellars, computer stations, exercise ooms, meditation cloisters, walk-in closets you could live in. Every ch is functional. "This is no-waste space," says Segal, "but there a delicate balance between efficiency and elegance."

His and her bathrooms glitter with 24-karat gold-plated fixtures. one suite, a bather could luxuriate in a great, egg-shaped tub while joying a view of the city through a curtain of greenery.) Kitchens would excite the envy of professional chefs, with Gaggenau cooking components, Sub-Zero built-in refrigerators and Downsview cabinetry. "We used a variety of finishes," says Terry Anderson of Kitchen Space Inc., "including a replication of old English finishes on 18th century style cabinets." All finishes were brushed by hand.

Each suite provides universal communications access—telephone (up to eight lines), fax, local area network and high-speed Internet access, fibre optic path availability, wiring for high-speed cable modem access, full audio pre-wiring, amplified cable television access, pre-wiring to rooftop satellite. "Think of it," says Segal, "as Starship Enterprise, elegantly appointed."

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"Money alone can't buy what you're seeing," says Segal. He wanted The Kingswood to "elicit emotion," and virtually every viewer has an emotional response. One said "I want to spend the rest of my life here!"

The furnished display suites might have been designed by an Oscar-winning art director. The door opens, and Vivaldi's music greets you. Fireplaces aflame, subtle fragrance in the air, shelves stacked with books, walls hung with English prints or Dantesque portraits, furnishings from antique tapestries to lacquered screens, plants everywhere. Sleek blue computers in operation in a study. In the kitchen, beneath Spanish alabaster lampshades, rustic breads, expensive vinegars, jars of olives and fruit preserves, a cookbook casually open on the counter, Italian terra cotta prints on the walls.

The final surprise is the underground parking area, perhaps the only garage ever designed with cherrywood paneling, marble slab floor and rich carpeting. Plus a handsomely decorated, glass-enclosed area with fireplace where guests may wait for their vehicles (the entry way is large enough to admit a 26-foot limousine).

High security, of course, beginning with a concierge on duty twenty-four hours a day, seven days a week. Add closed circuit camera surveillance of the grounds, secured keyless access control, in-suite security systems, personal elevators, and other safeguards. "There is an electronic curtain around this building," says Segal. "It's a six-level security system." And, remembering *Mission Impossible* derring-do, "Not even Tom Cruise could get in here."

Well, Tom Cruise *could* get in here, just by walking through the intricately carved metal gates, the twin 15,000-pound columns, and into the Louis Quinze lobby of onyx and bronze, marble and cherrywood. "Don't forget," says Ina Schonberger, "this is Hollywood North." But she is discreet about owners and potential owners.

Even though Kingswood suites may be the most expensive ever offered in Canada, the prices, by international standards, are surprisingly low. Schonberger flatly declares, "On a world scale, they're cheap." Sotheby's sold a 2,100 square foot unit in Manhattan's Trump Tower for $8 million US. The costliest suite in Kingswood—the penthouse, with a total of 8,844 square feet indoors and out—is $6.25 million. Canadian. Prices begin at $1,425,000. Similar suites in New York and London, it has been estimated, would cost four times as much.

"Those who want luxury will get luxury for their money," says Rogatnick. The venerable architectural historian had guessed that one Kingswood suite would be priced at $10 million. He was amazed to find it was a fraction of that. "But [Segal] is a businessman, so I suppose he knows what he's doing."

"Money alone can't buy what you're seeing," says Segal. He wanted his building to "elicit emotion," and virtually every viewer has an emotional response. One owner said, "I want to spend the rest of my life here!"

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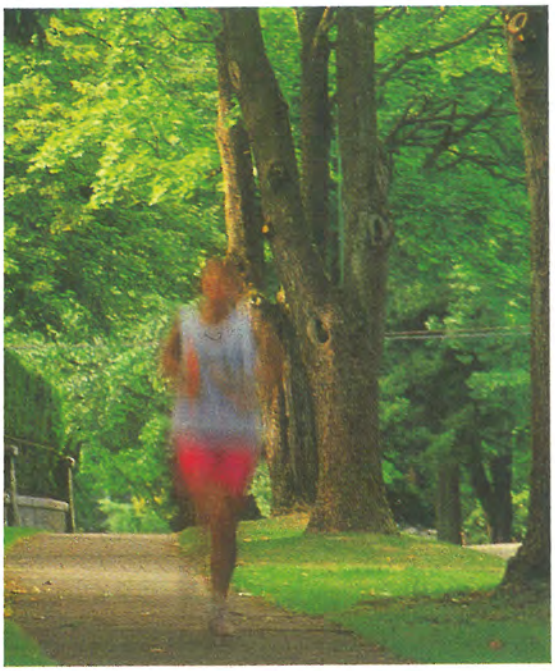
The Kingswood bathed in a west coast sunset.

Segal is both proud and realistic, both artist and businessman, a complex man, and, like his building, a blend of influences and attitudes both classic and contemporary. "Another hundred people in my business could have had the same budget. Ninety-eight would have said life is too short. The other two would have had completely different concepts. This building is very personal."

After finishing work on what has been introduced by Sotheby's as "Vancouver's Grand Residence," Segal traveled to Europe with Melita and their children, Chanelle and Matthew. (The Kingswood will bear a plaque dedicating the building to Segal's wife and children, parents Joseph and Rosalie, and siblings Gary, Tracey and Sandra). They stood for Mass, conducted by Pope John Paul II in St. Peter's Square, and Segal found it "humbling." Not only because of the eternal significance of the ceremony and the presence of the Pontiff, but because of the architecture surrounding them. Within the developer accustomed to dealing in multiple millions of dollars, there is still the wide-eyed Oxford law student, wonderstruck by buildings of extraordinary imagination and beauty.

Abraham Rogatnick says, "I was impressed with The Kingswood and I was quite impressed with Segal, his sensitivity, his taste." "Lorne Segal is a fanatic for detail," says Ina Schonberger. "He's a perfectionist." "He is very intense," says Carmen Font. "He questions everything. I work well with him." "I was involved in every square inch of The Kingswood," Segal admits.

And Rogatnick says, "I love that obsession!"



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Vancouver's Grand Residence has all the amenities of a fine European hotel, with unparalleled quality and attention to detail. This prestigious group of eighteen luxury residences is synonymous with great residences in other international cities, such as London's Mayfair and Belgravia Square, Paris's Avenue Foch, and New York's Central Park West and Upper East Side — all legendary names along fashionable boulevards and private parks. The Kingswood will stand unchallenged for generations in terms of excellence for the discerning purchaser.

Location

1596 West Fourteenth Avenue. The Kingswood is situated adjacent to the prestigious Shaughnessy residential district, in itself a tranquil emerald oasis on the edge of Vancouver's cosmopolitan city center. With views of oceans, greenery, and majestic mountains that rise above the glittering skyline, The Kingswood is situated within a block of a shopping avenue with antique shops, art galleries, cafés, restaurants, flower shops, book stores, and grocers. The Vancouver Lawn Tennis and Badminton Club, one of the oldest and most prestigious clubs in North America, is just across the street. Vancouver offers its residents the

most vibrant, secure, and temperate city in Canada, along with an abundance of recreational opportunities, including nearby marinas, parks, country clubs, and championship golf courses. The world-class, 4-season Whistler Resort, North America's premier ski resort, is within a scenic 1½ hour drive.

Property

The Kingswood grounds occupy almost a full city block. A grand entrance gate leads through Renaissance stone perimeter walls with custom-designed metal fencing, yielding to extensively landscaped private and common grounds. Both ground-level estates have traditional European gardens with extensive mature plantings, raised flower planters, urns, and patios. Fifteen cameras provide security at the main entrance gate, common areas of the grounds, principal lobby entrance, parkade entrance, parkade driveway and gate and lower-lobby entrance, as well as through the entire underground parkade level. Security alarm sensors are located throughout the grounds and may be remotely activated by all residents.

The Kingswood was created by Lorne R. Segal, president of Kingswood Properties Ltd.

Residence

This luxurious residence consists of 12 floors, including a 2-story penthouse with a private roof garden, outdoor kitchen, pool, and hot tub. Round cupolas are handcrafted with titanium-zinc metal, works of art in themselves. Included among these 18 extraordinary residences are two 2-story garden apartments with 17' vaulted Living Room ceilings and private Elevators to individual

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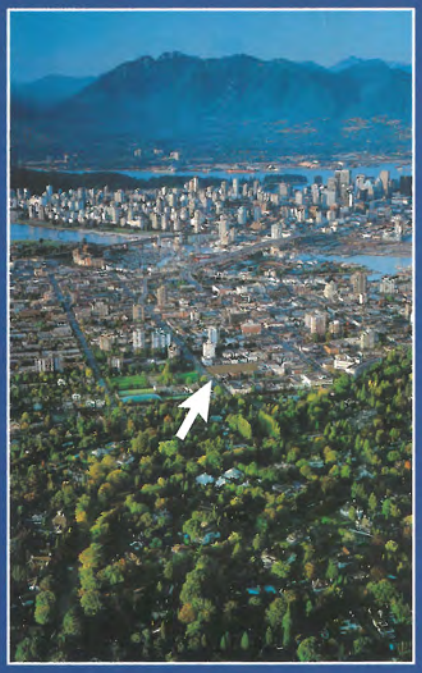

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Garages. Each residence has custom-designed, wrought-iron French balcony railings along the minstrel's Gallery, an indication of the exceptional detail throughout.

At the Kingswood, efficiency and elegance are achieved by infusing every room with balance, proportion, and flow. Immediately apparent rich details include gracious Foyers with tooled wainscoting and cherrywood paneling. Residences have arched doorways with hand-carved corbels and custom casings, marble floors with handcrafted inlays, beveled glass French doors, Baths with Kohler fixtures, and 24-karat gold-plated fittings. Exquisite Kitchens offer Gaggenau appliances, Sub-Zero refrigerators, and cabinetry with granite countertops and antique furniture finishes. Architectural materials include Renaissance stone exteriors and tinted, curved, and traditional divided wood windows throughout. The residences also offer air conditioning, built in vacuum, in-floor radiant heating, acoustical soundproofing, and smoke and fire sensors.

With the utmost security, a concierge greets residents and guests in the grand lobby or the underground foyer as they arrive and depart. Residents can wait in comfort in the lower lobby while the concierge retrieves cars from the lower-level parking area. Including camera surveillance and video "enterphones," the sophisticated security systems are accessed by concierge services and security cards at all entrances. High-speed, soft-ride elevators service all floors with minimal delay. All 2-story residences contain private internal hydraulic elevators.

No detail has been forgotten.

Inspection by appointment only.
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Offered from $1,425,000 (Canadian)
$975,000 (US)

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The Kingswood's Specifications

Architectural Materials

Renaissance stone exterior. European Rheinzink metal cupolas and bay windows. Curved, tinted glass in living rooms and master bedrooms. Tinted traditional divided wood windows throughout.

Architectural Features

Eighteen residences over twelve floors. Classical spaces with elegant proportions. Sixteen-foot eight-inch high classical entrance columns. Domed rooftops. Glass-enclosed winter gardens. Bay window seating. Gracious foyers. Two-story living and dining rooms in some residences. Balconies and decks. Traditional balustrades with classical pilasters. Custom designed cast metal French balcony railings.

Principal Lobby Finishes

Marble flooring with rare onyx inlays. Custom designed wool carpeting with branch and leaf motif. Furniture-finished eastern maple and anagre wood. Decorative wall sconces. Etched bronze elevator doors. Glass entry doors with hand-carved Kingswood crests, fluted solid bronze door-pulls, hand-tooled bronze hinge covers and hinged covers and arched Renaissance stone portal. Detailed marble fireplace. Exquisite antique reproduction furniture from Louis Quinze period.

Lower Lobby Finishes

Marble flooring. Custom designed wood carpeting with branch and leaf motif. Traditional architectural ceiling moldings. Furniture-finished curved eastern maple paneling. Fireplace with detailed wood mantel and surround. Decorative wall sconces. Etched bronze elevator doors.

General Interior Residence Finishes

Tooled wainscoting in entry foyers. Cherry wood and ebony, granite or marble flooring in entry foyers. Hand-sculpted carpets. Custom designed marble fireplace surrounds. Traditional ceiling moldings. Plaster ceiling medallions. Detailed casings around doors and windows with matching baseboards. Solid bronze light fixtures.

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Master Ensuite Finishes

Solid cherry wood cabinetry and moldings. Wood-paneled whirlpool bathtub. European Villeroy and Boch matte finished washbasin, whirlpool bathtub, toilet and bidet. 24-karat gold-plated faucets. Domed ceilings in some residences. Marble on walls and floor. Marble-paneled showers with bench seating.

Auxiliary Ensuite Finishes

Ceramic tile floors and walls. Decorative accent tile trims. Villeroy and Boch or Kholer fixtures. Bathtub or showers with bench seating.

Kitchen Finishes

The finest antiqued furniture-finished solid eastern maple wood cabinetry. Granite countertops. Wood, terracotta tile or ceramic tile flooring. Coffered ceilings with traditional moldings. Built-in telephone desk in some suites.

Kitchen Appliances and Fixtures

Sub-Zero refrigerators. European Gaggenau gas-fired cook-tops. Two Gaggenau wall ovens in each residence. Gaggenau dishwasher. Top of the line microwave ovens. In-sink waste disposal. Instant hot water dispenser. Under counter mounted Franke stainless steel sinks. Bar sinks and winecoolers in some residences.

Security Video Enterphones

In addition to full time concierge supervision, residents may further screen guests through the use of an in-residence closed circuit television monitor, which will provide visual verification of visitors.

Security Electronic Card Access

Two coded high-speed soft-ride main passenger elevators service all floors with minimal delay. All two-story residences contain their own private internal hydraulic elevator.

Concierge Services

A full-time professional trained concierge will be available to assist with groceries, luggage, screening of guests, receipt of deliveries, admittance of medical assistance and general security.

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Structural

Quiet, efficient, permanent concrete construction. Post-tensioned to allow long clear spans with few columns and larger cantilevered balconies. Unique column transfers used to minimize the amount of structure.

General Construction

Natural gas central heating system using high-efficiency boilers. Mechanical systems comply with new energy utilization by-laws. Automatic carbon monoxide detection system in parking areas. Entire building, including residences, is fully sprinklered. Dual water mains ensure a constant supply of water.

In-Residence Mechanical

Air conditioning to selected rooms, individual thermostats in each room. Polytherm radiant in-floor hot-water heating allowing maximum comfort and flexibility in furniture planning. Oversize piping to provide quiet operation and to minimize bathtub fill-time. Self-regulating heat-tracing cable ensures that hot water is provided with minimal delay. Kitchens are supplied with natural gas for cooking. Each residence contains an Electrolux built-in vacuum cleaning system.

Electrical

Sophisticated fire-alarm system providing smoke and heat detection and emergency voice communications throughout. Exceptionally high-quality lighting in residences, common areas and throughout the grounds. Exterior lighting responds to time of day and exterior light conditions.

Acoustical

An acoustical consultant was retained to ensure that sound attenuation between residences would far exceed the standard of "Excellent" set by Owens-Corning sound laboratories.

Landscaping

The Kingswood's grounds occupy almost a full city block. Grand entrance to fully landscaped north common grounds. Elegant traditional layout consisting of private ground-level estate gardens and common gardens. Extensive mature planting. Landscape features include planters, urns, ornate metal gates, raised flower beds and lawns. Renaissance stone perimeter garden walls with custom designed and cast metal fencing. Both ground level estate residences contain large private gardens and patios.

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General Security

The combination of sophisticated electronics and a full-time concierge provides twenty-four hour security and one of the safest residences in the world. The main entrance gates at the sidewalk are camera monitored and access-controlled by the concierge. Guests will not be permitted entry to the north common garden and subsequently the principal lobby without authorization. Guests must pass four security checkpoints before obtaining access to a residence in The Kingswood.

Security Camera Surveillance

Fifteen cameras in total provide security at the main entrance gates, ground's common areas, principal; lobby entrance, parkade driveway and gate, lower lobby entrance and throughout the entire underground parkade level. Security alarm sensors located throughout the building and residents in case of an emergency may remotely activate grounds.

Parking

Minimum of two parking spaces per residence in secure underground parking. Additional underground guest parking. Drop off area at underground parking level for pick up of residents by taxi, drop off of guests or parking of car by concierge.

Storage

In addition to in residence storage, The Kingswood has a unique separate climate controlled underground level with very generous individual storage lockers for seasonal and bulk items. This level is elevator accessible and security card access controlled.

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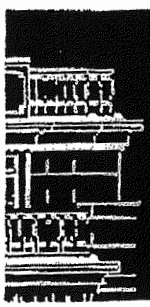

Technical Specification Sheet
Security Systems

System Philosophy

Providing an extraordinary level of personal security and individual privacy is central to the design of the Kingswood. The most effective human and technical security, access control and monitoring measures available have been implemented to ensure your peace of mind.

At the same time, all of these measures are designed to be as unobtrusive as possible. So while a family member is able to arrive at your suite door by directly calling you from the front gate, an unexpected visitor would have to contact the concierge, be ushered to the building under supervision, and await visual confirmation of their identity at the videophone or your verbal approval before being escorted to your door.

The Kingswood's security provisions are professionally managed to ensure ongoing and complete protection.

An intruder would have to overcome six independent layers of security to enter a suite.

System Details

The security design of the Kingswood involves 6 independent, overlapping functions, mandated by principles of effectiveness and transparency.

Concierge The 24-hour concierge is a trained personal and premises security professional, providing continuous surveillance, personal judgment and the capacity for immediate intervention in any threat to residents, their guests or their property. He follows rigourous procedures developed to ensure safety and security, and is backed by mobile response units.

Access Control and Monitoring Access to public areas in the building is electro-magnetically controlled. Doors can only be opened with proper authority, and every event is detected and recorded by the access control system. Unanticipated events are brought to the immediate attention of the concierge.

Video Entry A videophone terminal at the main doors, concierge station and within each suite enables visual communications between residents and their guests.

Closed Circuit TV Monitoring The parkade and public grounds are under 24 hour CCTV surveillance. Activity is monitored and recorded, and all abnormalities immediately investigated.

Suite Alarm All accessible doors and windows within suites are monitored, with critical areas reinforced by additional motion detectors. Every event is detected by the resident's suite system. When the suite system is armed, these events generate an immediate response from the building concierge, or at the option of the resident, by an independent agency. The Suite Alarm system is zoned, so residents can establish secured areas while allowing free movement in other areas of the suite.

Duress A personal safety "clicker" initiated siren/strobe alarm affords personal protection in the parkade and storage area.

Perimeter Motion Detection A system of perimeter motion sensors immediately alerts the concierge to potential intrusion onto the Kingswood grounds, long before possible access to the building itself.

The Kingswood has been designed and constructed to the highest industry standards. These specification sheets describe areas of special interest where consultants and specialists have scrutinized minute technical details in anticipation of residents' comfort, security and convenience. They illustrate the degree to which the Kingswood's building components and systems achieve technical excellence.

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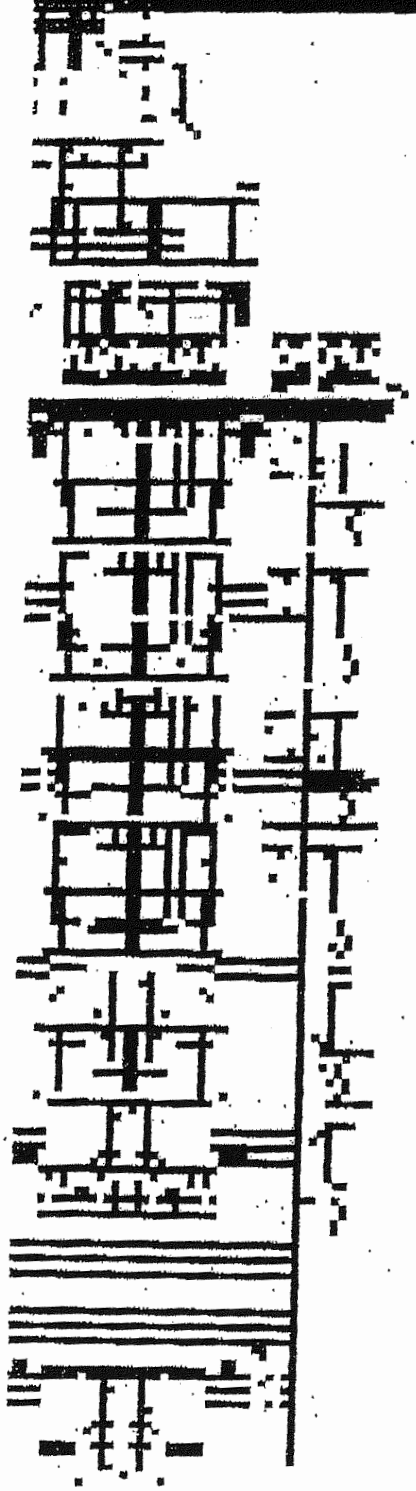
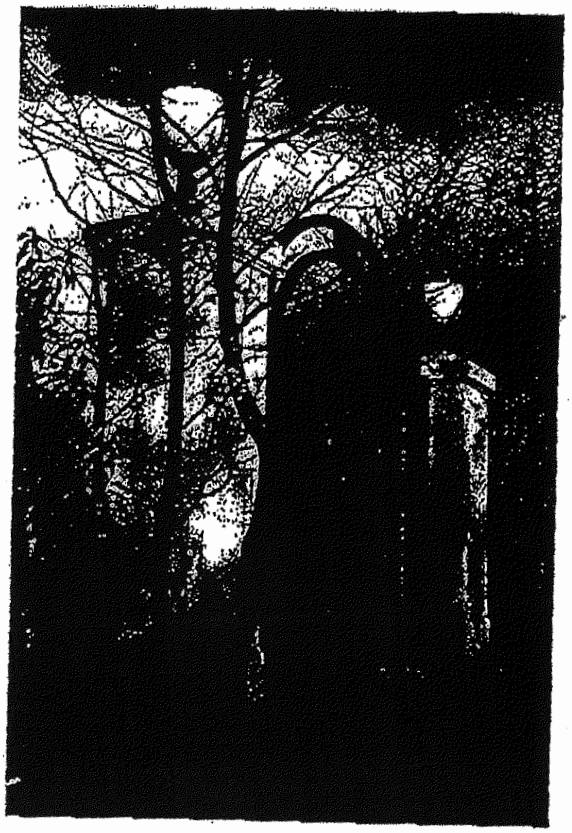
Technical Specification Sheet
Security Systems



UNPARALLELED PERSONAL SECURITY



- 24-hour per day 7-day per week on-site trained concierge with off-site backup monitoring
- Closed-circuit TV surveillance of public areas and grounds
- Secured keyless access control system with event monitoring and recording.
- In-suite, zoned security systems, supplemented by motion detection monitored by concierge and/or off-site agency
- Personal safety duress system
- Suite video entry system at front door
- Monitored perimeter intrusion detection system
- Comprehensive security procedure and management plan

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The Kingswood - Shaughnessy

As of June18, 2001

Suite	S.L.	Suite Location	Type	Strata Area	Balconies/Terraces (Sq. Ft.)	Private Garden (Sq. Ft.)	Price
East Estate	1	East	3 b/r plus den/exercise	5199	279	6873	**Available upon request**
West Estate	2	West	4 b/r plus den	5012	-	6219	**Available upon request**
NOTE: Each Estate suite is 2 storeys and contains its own private Estate garden as well as its own private elevator for travel between floors and to the parking level.							
3A	3	North East	2 b/r plus den	2277	183	-	$1,500,000
3B	4	South West	2 b/r plus den	2066	163	-	$1,375,000
3C	5	North West	2 b/r plus den	2882	348	-	$1,995,000
NOTE: The 2 storey "C" suite on the 3rd floor contains its own private internal elevator for travel between floors.							
4B	7	South West	2 b/r plus den	2053	96	-	$1,395,000
5A	8	North East	3 b/r plus den	2871	217	-	$1,755,000
5B	9	South West	3 b/r plus den	2767	145	-	$1,785,000
6A	10	North East	3 b/r plus den	2789	302	-	$1,775,000
6B	11	South West	3 b/r plus den	2671	230	-	$1,805,000
7A	12	North East	2 b/r plus den	2787	233	-	$1,795,000
7B	13	South West	3 b/r plus den	2892	162	-	$1,825,000
8A	14	North East	2 b/r plus den	2852	233	$1500 PER MO	$1,855,000
* 8B	15	South West	2 b/r plus den	2727	162	2 BEDROOM	$1,895,000 *
9	16	Full Floor	3 b/r plus den/exercise	4211	1482	NICE KITCHEN	**Available upon request**
10	17	Full Floor	3 b/r plus den	3899	618	-	**Available upon request**
Penthouse	18	2 Full Floors & rooftop	4 b/r + den/exercise	5540	3304	-	**Available upon request**
NOTE: The two-storey Penthouse contains 3,304 sq. ft. of outdoor living area including a rooftop pool, kitchen, cabana and lounging area as well as its own internal elevator for travel between floors.							

RENNIE MARKETING SYSTEMS 682-2088

For more information call 738-4576

E.O.E. Prices are fixed and exclude GST. Pricing is subject to change without notice

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The Kingswood's Specifications

Architectural Materials

Renaissance stone exterior. European Rheinzink metal cupolas and bay windows. Curved, tinted glass in living rooms and master bedrooms. Tinted traditional divided wood windows throughout.

Architectural Features

Eighteen residences over twelve floors. Classical spaces with elegant proportions. Sixteen-foot eight-inch high classical entrance columns. Domed rooftops. Glass-enclosed winter gardens. Bay window seating. Gracious foyers. Two-story living and dining rooms in some residences. Balconies and decks. Traditional balustrades with classical pilasters. Custom designed cast metal French balcony railings.

Principal Lobby Finishes

Marble flooring with rare onyx inlays. Custom designed wool carpeting with branch and leaf motif. Furniture-finished eastern maple and anagre wood. Decorative wall sconces. Etched bronze elevator doors. Glass entry doors with hand-carved Kingswood crests, fluted solid bronze door-pulls, hand-tooled bronze hinge covers and hinged covers and arched Renaissance stone portal. Detailed marble fireplace. Exquisite antique reproduction furniture from Louis Quinze period.

Lower Lobby Finishes

Marble flooring. Custom designed wood carpeting with branch and leaf motif. Traditional architectural ceiling moldings. Furniture-finished curved eastern maple paneling. Fireplace with detailed wood mantel and surround. Decorative wall sconces. Etched bronze elevator doors.

General Interior Residence Finishes

Tooled wainscoting in entry foyers. Cherry wood and ebony, granite or marble flooring in entry foyers. Hand-sculpted carpets. Custom designed marble fireplace surrounds. Traditional ceiling moldings. Plaster ceiling medallions. Detailed casings around doors and windows with matching baseboards. Solid bronze light fixtures.

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Master Ensuite Finishes

Solid cherry wood cabinetry and moldings. Wood-paneled whirlpool bathtub. European Villeroy and Boch matte finished washbasin, whirlpool bathtub, toilet and bidet. 24-karat gold-plated faucets. Domed ceilings in some residences. Marble on walls and floor. Marble-paneled showers with bench seating.

Auxiliary Ensuite Finishes

Ceramic tile floors and walls. Decorative accent tile trims. Villeroy and Boch or Kholer fixtures. Bathtub or showers with bench seating.

Kitchen Finishes

The finest antiqued furniture-finished solid eastern maple wood cabinetry. Granite countertops. Wood, terracotta tile or ceramic tile flooring. Coffered ceilings with traditional moldings. Built-in telephone desk in some suites.

Kitchen Appliances and Fixtures

Sub-Zero refrigerators. European Gaggenau gas-fired cook-tops. Two Gaggenau wall ovens in each residence. Gaggenau dishwasher. Top of the line microwave ovens. In-sink waste disposal. Instant hot water dispenser. Under counter mounted Franke stainless steel sinks. Bar sinks and winecoolers in some residences.

Security Video Enterphones

In addition to full time concierge supervision, residents may further screen guests through the use of an in-residence closed circuit television monitor, which will provide visual verification of visitors.

Security Electronic Card Access

Two coded high-speed soft-ride main passenger elevators service all floors with minimal delay. All two-story residences contain their own private internal hydraulic elevator.

Concierge Services

A full-time professional trained concierge will be available to assist with groceries, luggage, screening of guests, receipt of deliveries, admittance of medical assistance and general security.

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Structural

Quiet, efficient, permanent concrete construction. Post-tensioned to allow long clear spans with few columns and larger cantilevered balconies. Unique column transfers used to minimize the amount of structure.

General Construction

Natural gas central heating system using high-efficiency boilers. Mechanical systems comply with new energy utilization by-laws. Automatic carbon monoxide detection system in parking areas. Entire building, including residences, is fully sprinklered. Dual water mains ensure a constant supply of water.

In-Residence Mechanical

Air conditioning to selected rooms, individual thermostats in each room. Polytherm radiant in-floor hot-water heating allowing maximum comfort and flexibility in furniture planning. Oversize piping to provide quiet operation and to minimize bathtub fill-time. Self-regulating heat-tracing cable ensures that hot water is provided with minimal delay. Kitchens are supplied with natural gas for cooking. Each residence contains an Electrolux built-in vacuum cleaning system.

Electrical

Sophisticated fire-alarm system providing smoke and heat detection and emergency voice communications throughout. Exceptionally high-quality lighting in residences, common areas and throughout the grounds. Exterior lighting responds to time of day and exterior light conditions.

Acoustical

An acoustical consultant was retained to ensure that sound attenuation between residences would far exceed the standard of "Excellent" set by Owens-Corning sound laboratories.

Landscaping

The Kingswood's grounds occupy almost a full city block. Grand entrance to fully landscaped north common grounds. Elegant traditional layout consisting of private ground-level estate gardens and common gardens. Extensive mature planting. Landscape features include planters, urns, ornate metal gates, raised flower beds and lawns. Renaissance stone perimeter garden walls with custom designed and cast metal fencing. Both ground level estate residences contain large private gardens and patios.

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General Security

The combination of sophisticated electronics and a full-time concierge provides twenty-four hour security and one of the safest residences in the world. The main entrance gates at the sidewalk are camera monitored and access-controlled by the concierge. Guests will not be permitted entry to the north common garden and subsequently the principal lobby without authorization. Guests must pass four security checkpoints before obtaining access to a residence in The Kingswood.

Security Camera Surveillance

Fifteen cameras in total provide security at the main entrance gates, ground's common areas, principal; lobby entrance, parkade driveway and gate, lower lobby entrance and throughout the entire underground parkade level. Security alarm sensors located throughout the building and residents in case of an emergency may remotely activate grounds.

Parking

Minimum of two parking spaces per residence in secure underground parking. Additional underground guest parking. Drop off area at underground parking level for pick up of residents by taxi, drop off of guests or parking of car by concierge.

Storage

In addition to in residence storage, The Kingswood has a unique separate climate controlled underground level with very generous individual storage lockers for seasonal and bulk items. This level is elevator accessible and security card access controlled.

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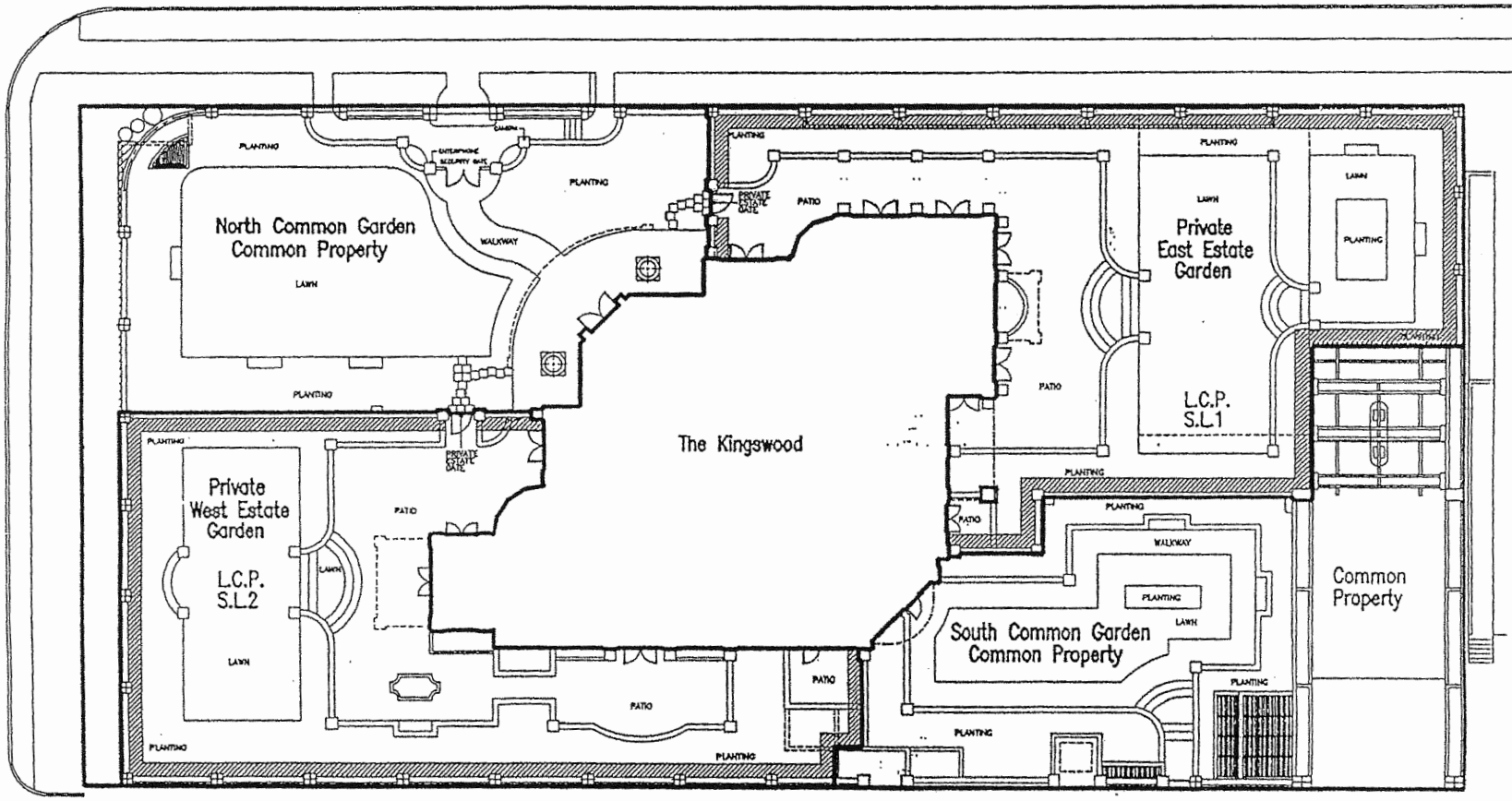
WEST 14TH AVENUE



LANE

HATCHED AREAS DENOTE THOSE AREAS OF THE PRIVATE ESTATE GARDENS DESIGNATED AS COMMON PROPERTY.

GROUND LEVEL SITE PLAN

LEGAL DESCRIPTION

Lots 1-5, Block 430, District Lot 526, Plan 1849 N.W.D., Zoning RM-3

KINGSWOOD
Properties Ltd.

SITE AREAS

scale 1/8"=1'-0"

AR-2

KINGSWOOD
PROPERTIES LTD

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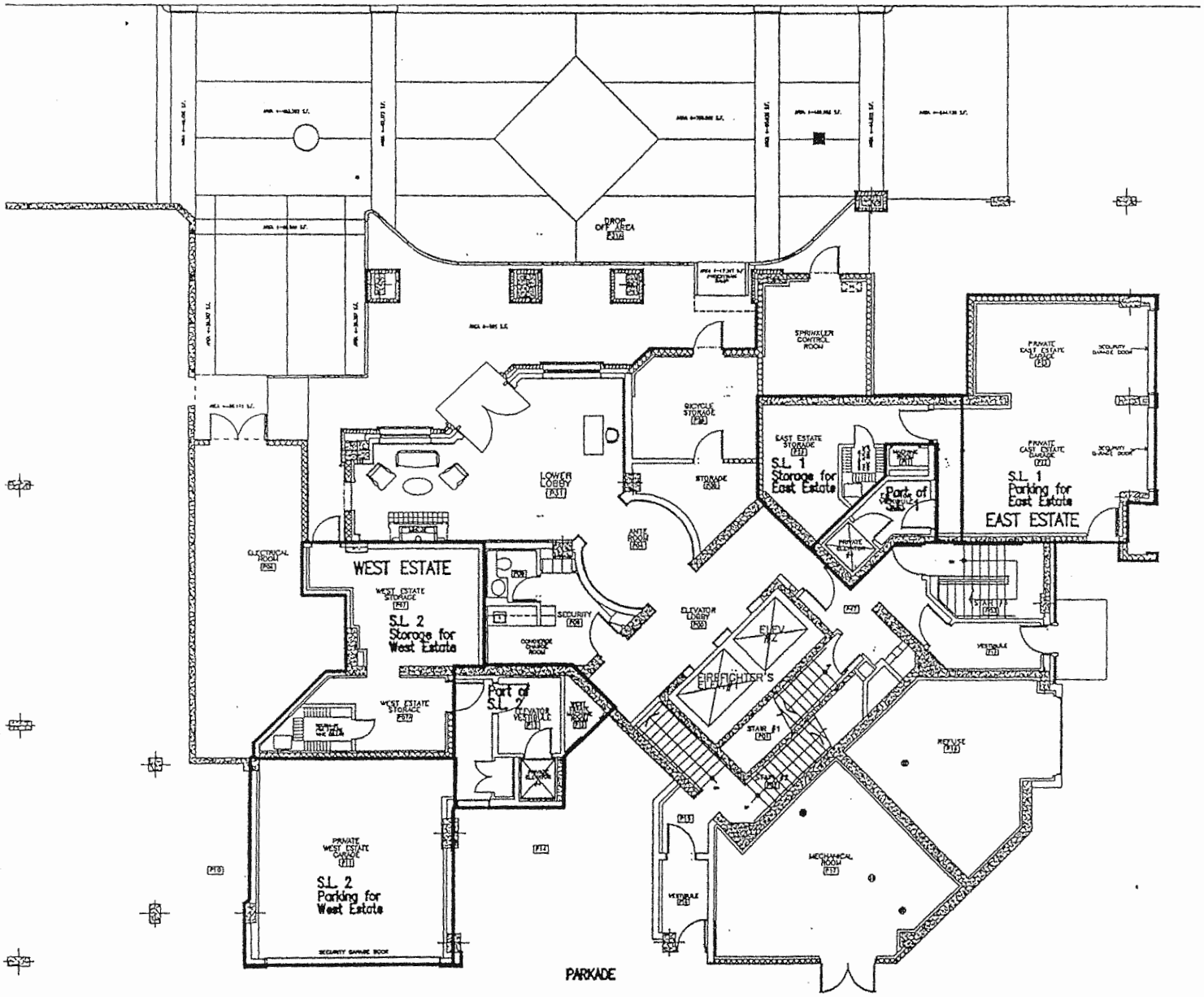

THE KINGSWOOD

PARKADE AREAS

1/8"=1'-0"

AR-5

KINGSWOOD PROPERTIES LTD

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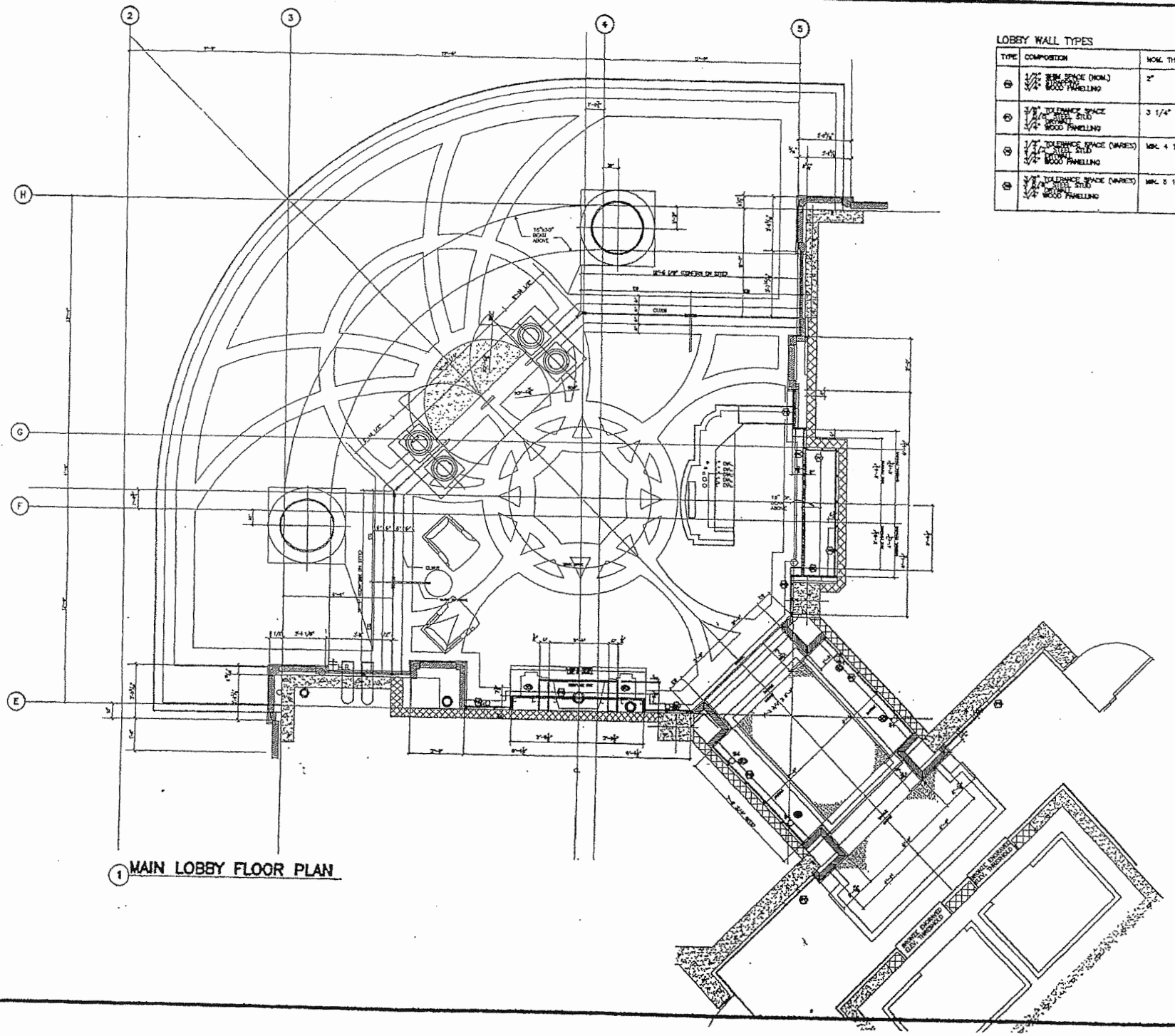

1 MAIN LOBBY FLOOR PLAN

LOBBY WALL TYPES

TYPE	COMPOSITION	NOM. THICKNESS
⊖	1/2" GYPSUM BOARD 3 5/8" STEEL STUD 1/4" WOOD PANELLING	2"
⊖	3/4" TOLERANCE SPACE 3 5/8" STEEL STUD 1/4" WOOD PANELLING	3 1/4"
⊖	1/2" TOLERANCE SPACE (VARIES) 3 5/8" STEEL STUD 1/4" WOOD PANELLING	MIN. 4 1/4"
⊖	3/4" TOLERANCE SPACE (VARIES) 6" STEEL STUD 1/4" WOOD PANELLING	MIN. 6 1/4"

18	08/XII/94	ISSUED FOR OCTOBER PERMITS
17	14/XII/94	ISSUED FOR MARBLE INSTALLATION
16	06/XII/94	ISSUED TO L.E. FOR HVAC WORK
15	24/VIII/94	ISSUED TO CITY FOR PERMIT/REVIEW
14	09/VIII/94	GENERAL REVISIONS
13	05/VIII/94	FOR STUD ORDERING
12	17/VII/94	ISSUED FOR PERMIT/ BUILDING & PLANS
11	11/VII/94	ISSUED FOR APPV'L ELEVAT. REVIEW
10	21/JUN/94	ISSUED FOR FRAMING AND PLANS AS BUILT
9	12/JUN/94	ISSUED FOR WINDOW APPROVAL ONLY
8	19/XII/93	ISSUED FOR SLAB, WALL & FLOOR DETAILS
7	10 DEC/94	ISSUED FOR WASHROOM AND L.S. REVIEW
6	NOV 27/94	TENDER REVIEW
5		NEW TILE WALL
4		FOR KEY REVIEW
3		FOR PERMITS
2		B.C.C. REVIEW
1		STRUCT REVIEW
no.	date	description

THE KINGSWOOD
1596 WEST 14TH AVENUE
VANCOUVER, B.C.

MAIN LOBBY PLAN

scale: 1/2"=1'-0" date:
drawn: R. BUCK
project no.
sheet no. L-20

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