

3805 LAKESHORE ROAD DEVELOPMENT

Issued for Development Permit

Contact Information

VDZ+A

Project Landscape Architecture
 Fort Langley Studio
 102 - 9181 Church Street
 Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
 102-355 Kingsway
 Vancouver, British Columbia, V5T 3J7

Kelowna Studio
 302-1001 Manhattan Drive
 Kelowna, British Columbia, V1Y 1H7

Primary project contact:
 Kim McNamee
 Landscape Architect
 kim@vdz.ca
 o.604-882-0024 Ext: 127

Alternate contacts (incase away):
 Mark van der Zalm
 Principal Landscape Architect
 mark@vdz.ca
 o. 604-835-2169

Key Project Contacts

Jim Pattison Developments
 Project Owner

200-879 Marine Drive
 North Vancouver, BC
 V7P 1R7

Mitch Cramp
 cramp@jp-developments.com
 o. 604 488 5280

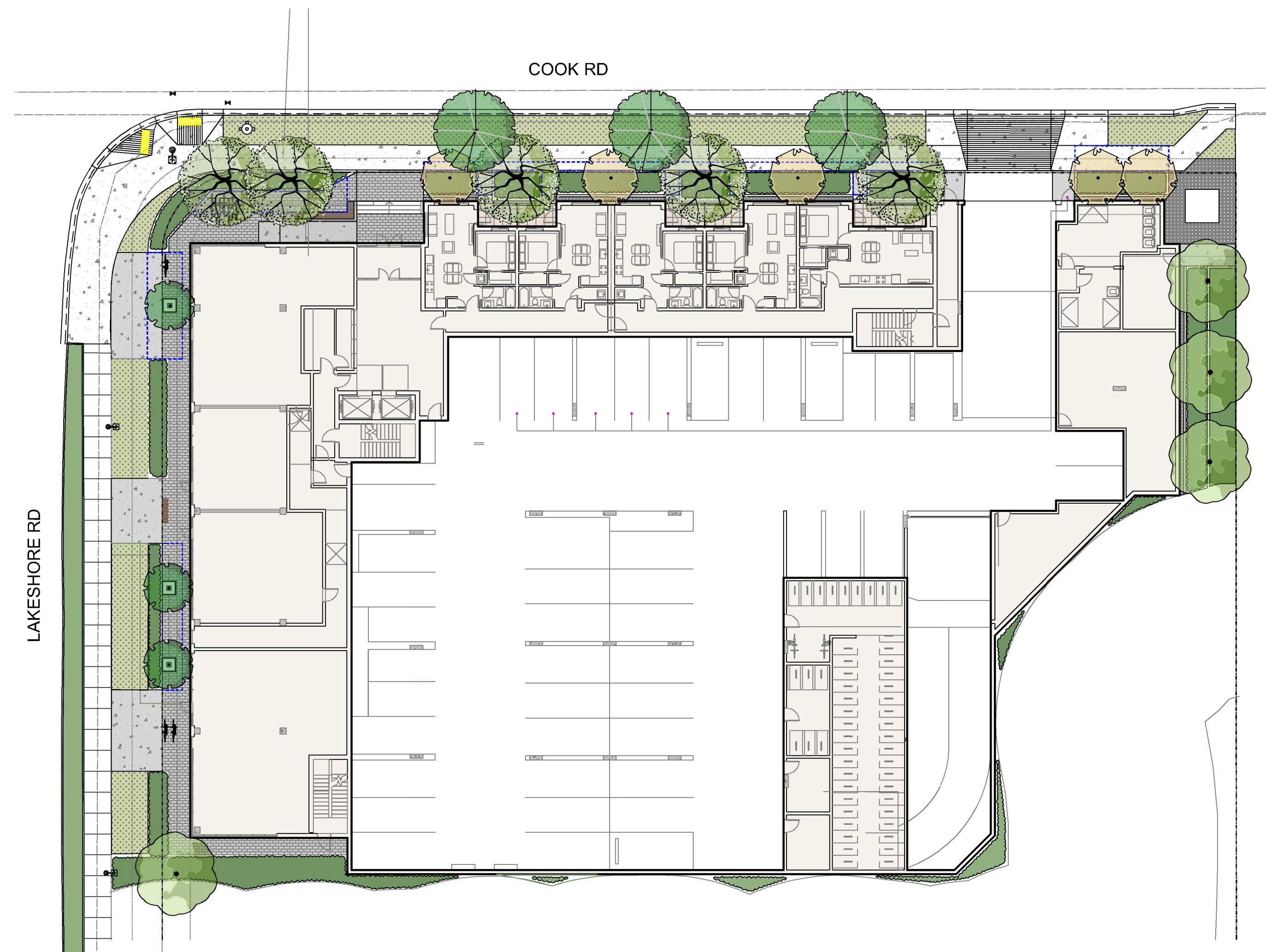
Formosis Architecture
 Project Building Architecture

200-211 Columbia Street
 Vancouver, BC
 V6A 2R5

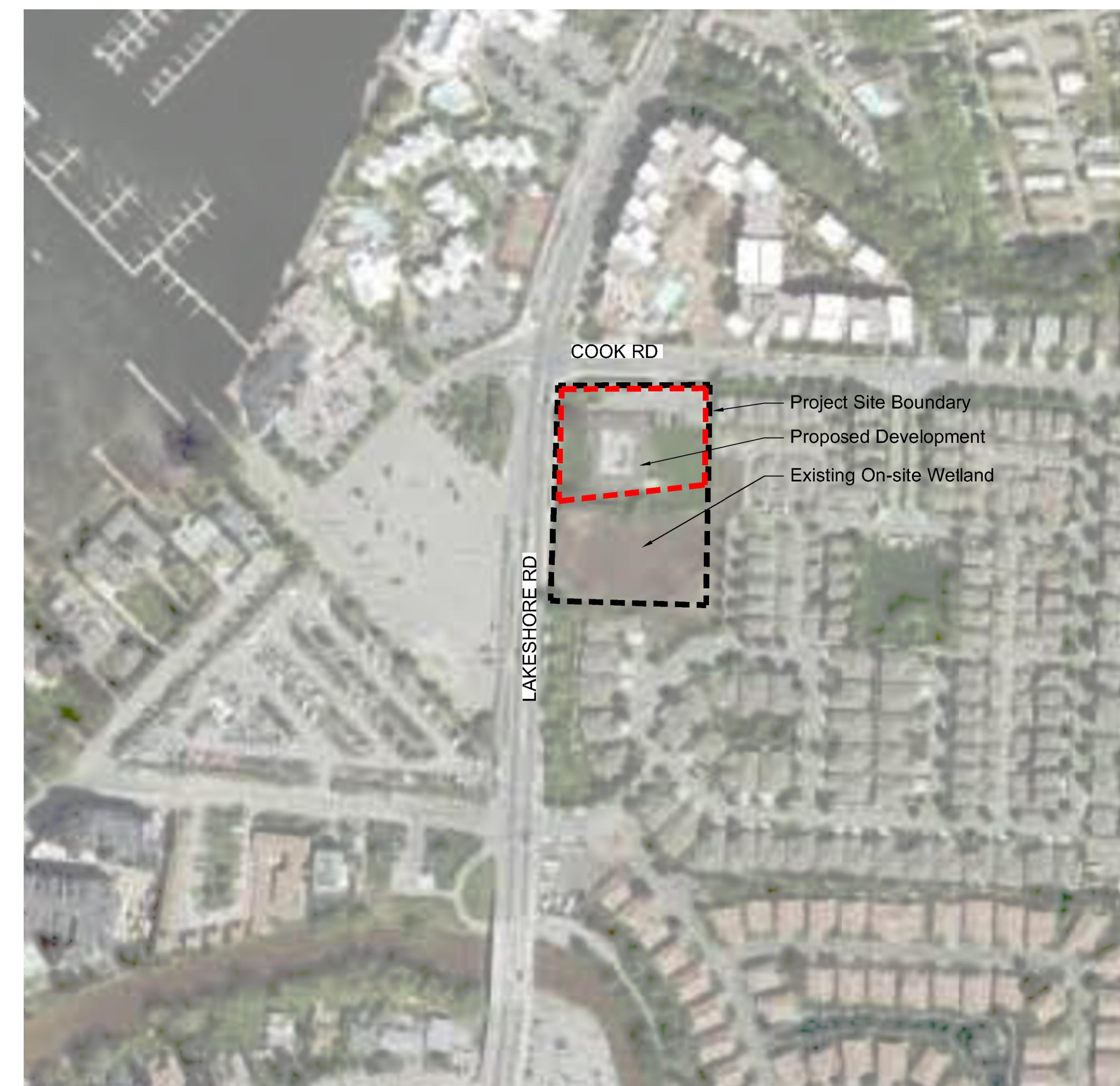
Ivan Katz
 ikatz@formosis.ca
 o. 236 326 3836

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	OVERALL PLAN
L-03	L3 AMENITY LANDSCAPE PLAN
L-04	PLANTING PALETTE
L-05A	L1 LIGHTING PLAN
L-05B	L3 LIGHTING PLAN
L-06	L1 WATER CONSERVATION PLAN
L-07	L3 WATER CONSERVATION PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	DETAILS



1 SITE PLAN OVERVIEW
 Scale: 1:250



2 LOCATION MAP
 NTS

No.	By:	Description	Date
5	KM	Issued for DP	2024-03-12
4	KM	Issued for DP	2023-11-01
3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arbotrist Report	2023-03-13

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
2	KM	DP Update	2024-03-15
1	KM	Riparian Setback Update	2023-05-01

REVISIONS TABLE FOR SHEET

Project:
 3805 LAKESHORE ROAD
 DEVELOPMENT

Location:
 3805 LAKESHORE ROAD
 KELOWNA, B.C.

Drawn: AH LA	Stamp:
Checked: KM	
Approved: SH	
Scale: AS SHOWN	

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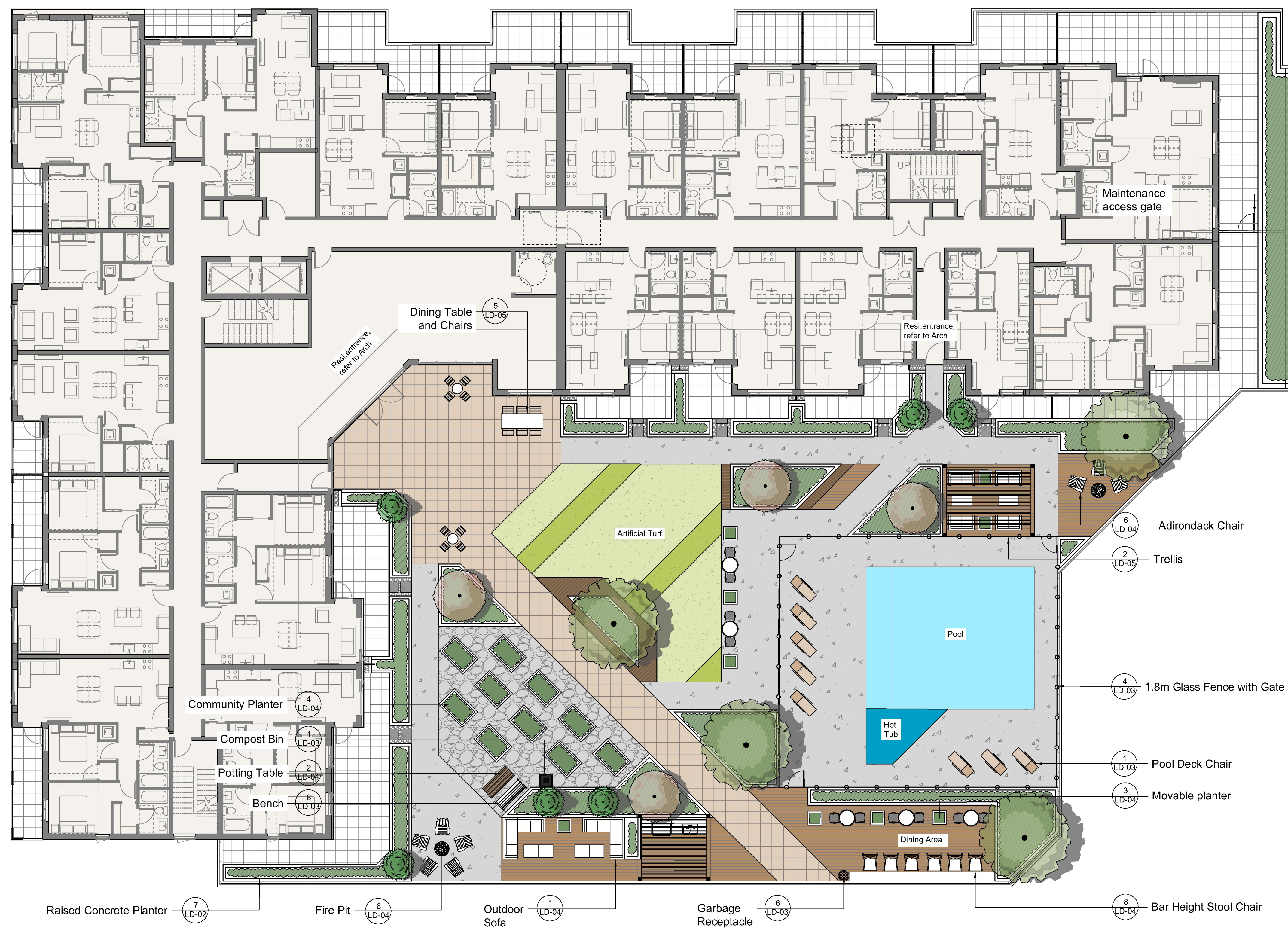
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Drawing Title:
COVER PAGE



VDZ Project #:
DP2022-76

Drawing #:
L-01



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5,6,7 LD-01	CONCRETE PAVING
	4 LD-02	HYDRAPRESSED SLABS Pattern: Stack Bond Colour: Natural
	1 LD-05	ARTIFICIAL TURF
	4 LD-02	PRIVATE PATIO
	6 LD-02	DECORATIVE ROCK
	1,2 LD-01	PROPOSED TREE Refer to tree schedule
	3,4 LD-01	PROPOSED SHRUB PLANTING AREAS Refer to sheet L-04 for schedule of selected plant material

FENCING AND WALL LEGEND

KEY	REF.	DESCRIPTION
	3 LD-05	1.8m GLASS FENCE WITH GATE
		1.8m UNIT DIVIDER Refer to Architect

FURNITURE LEGEND

KEY	REF.	DESCRIPTION
	8 LD-04	BAR HEIGHT STOOL CHAIR Manufacturer: MAGLIN Model: MCH-1700-00005 Colour: Silver (matte finish)
	1 LD-04	OUTDOOR SOFA Manufacturer: Sudden Fun Model: Nexus Woven Lounge Seating Colour: Rosewood Weave
	4 LD-05	ADIRONDACK CHAIR
	2 LD-03	TABLE WITH CHAIRS Manufacturer: Landscape Forms Model: Catena Series Colour: Silver (matte finish)
	1 LD-03	POOL DECK CHAIR
	3 LD-04	MOVABLE PLANTER
	6 LD-03	GARBAGE RECEPTACLE
	6 LD-04	FIRE PIT
	1 LD-03	POOL DECK CHAIR
	5 LD-05	DINING TABLE AND CHAIRS
	4 LD-03	COMPOST BIN

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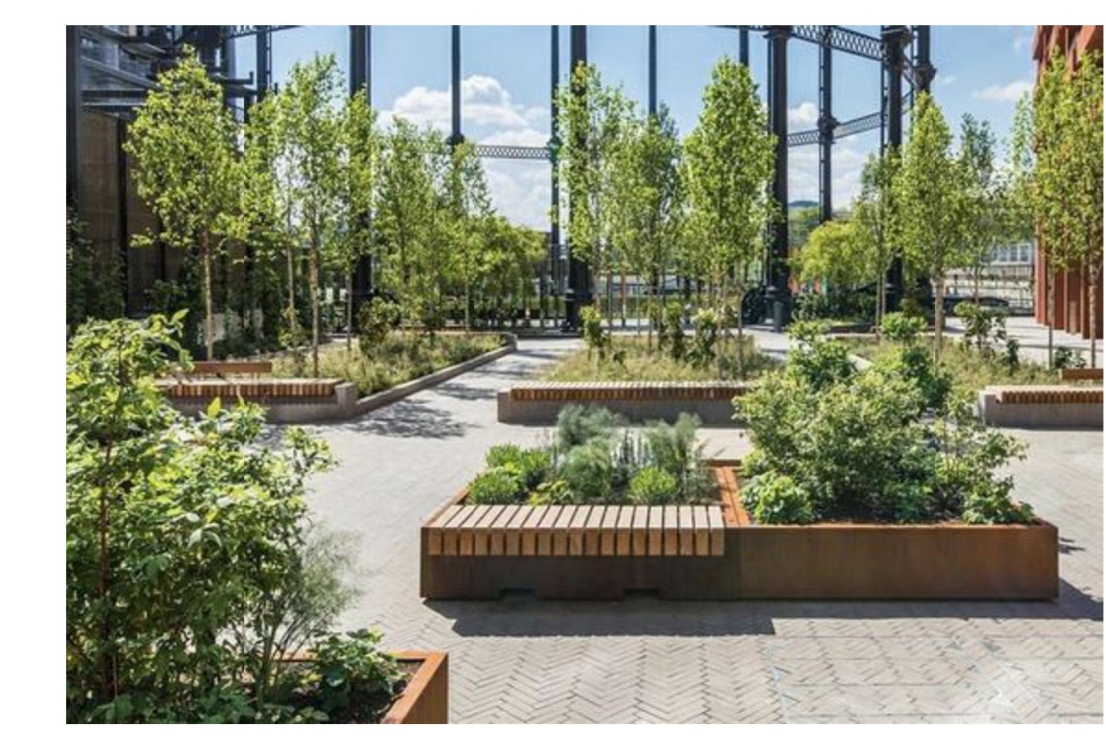
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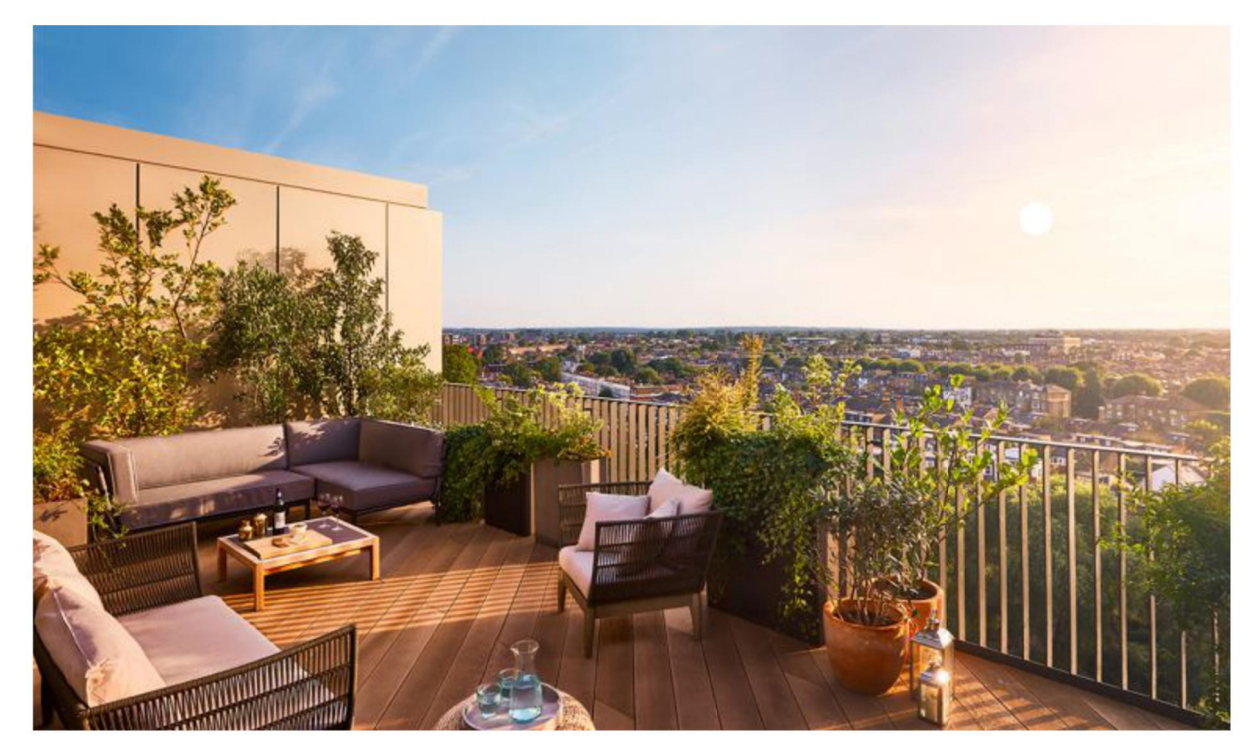
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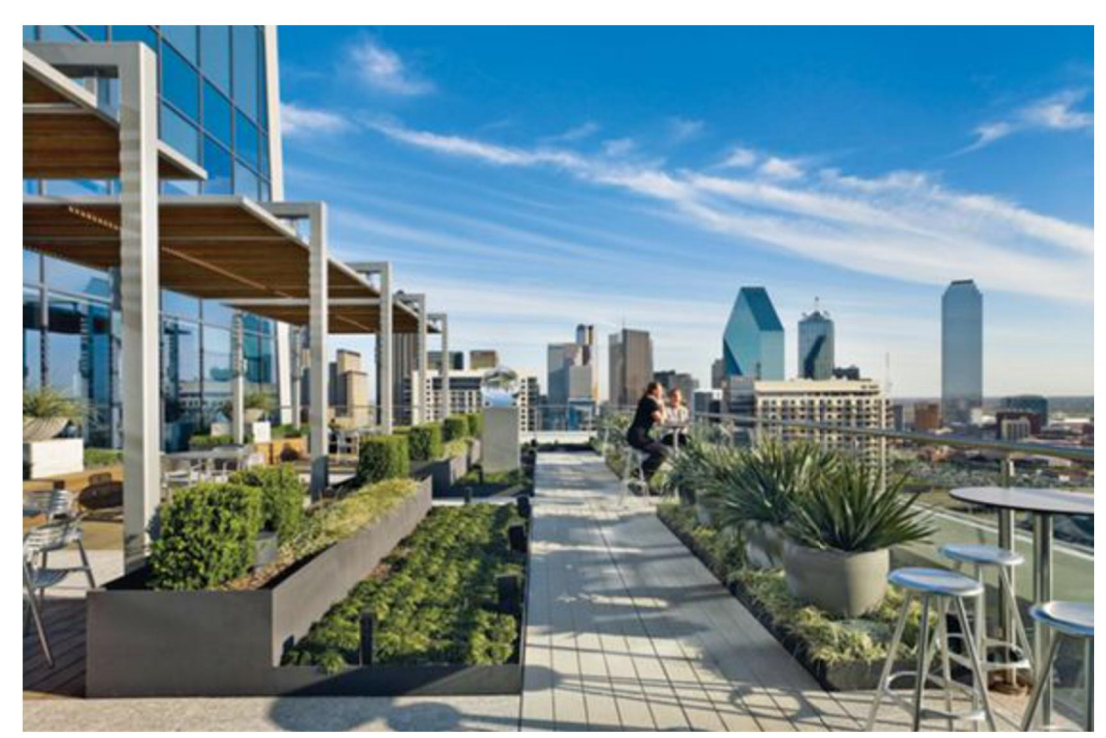
CONCEPT MATERIALS & PRECEDENTS



Planter with seat wall



Outdoor sofa



Bar height seating area

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES				
	Acer griseum / Paperbark Maple	#15 pot	4 cm cal.	4
	Chamaecyparis obtusa / Hinoki False Cypress	#20 pot	1.5m ht.	6
	Magnolia x soulangeana 'Susan' / Susan Magnolia	#15 pot	4 cm cal.	4



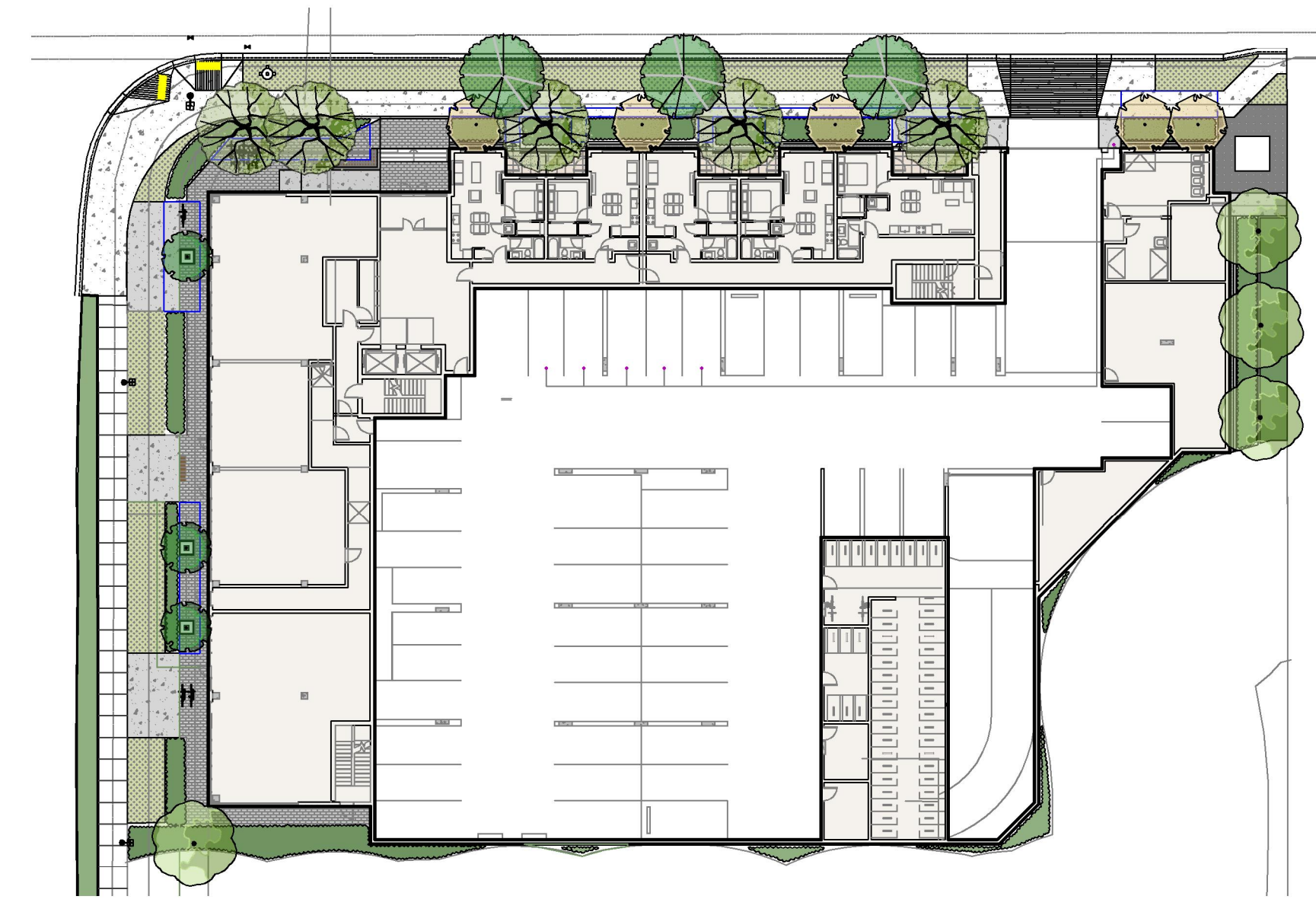
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Drawing Title: L3 AMENITY LANDSCAPE PLAN



VDZ Project #: DP2022-76

Drawing #: L-03



1 LANDSCAPE SITE PLAN
 Scale 1:400

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer rubrum 'Scarsen' / Scarlet Sentinel® Red Maple	B&B	5cm	1.5m std.	5
	Carpinus betulus 'Fastigiata' / Upright European Hornbeam	B&B	6cm	1.5m std.	3
	Fagus sylvatica / European Beech	B&B	6cm cal	1.5m std.	3
	Fraxinus americana 'Calypso' / Calypso White Ash	B&B	6cm	1.5m std.	4
	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B	4cm	1.5m std.	5

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES				
	Acer griseum / Paperbark Maple	#15 pot	4 cm cal.	4
	Chamaecyparis obtusa / Hinoki False Cypress	#20 pot	1.5m ht.	6
	Magnolia x soulangeana 'Susan' / Susan Magnolia	#15 pot	4 cm cal.	4

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT
B	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	#2
Bc	Mahonia aquifolium / Common Barberry	#3
N	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#2
Ph	Physocarpus opulifolius 'Tiny Wine' / 'Tiny Wine' Ninebark	#2
Ro	Rosa nutkana / Nootka Rose	#3
Sm	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	#2
Th	Taxus x media 'Hicksii' / Hicks Yew	1.2m ht.
Mo	Mock-orange / Philadelphus lewisii	1.2m ht.
DWARF CONIFERS		
Pp	Pinus mugo 'Pumilio' / Mugo Pine	#3
GRASSES		
Ci	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	#1
Im	Imperata cylindrica 'Rubra' / Japanese Blood Grass	#2
Pe	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#1

COLOUR PALETTE
 Chartreuse | Pinks | Yellows



Bird Friendly Tree Species

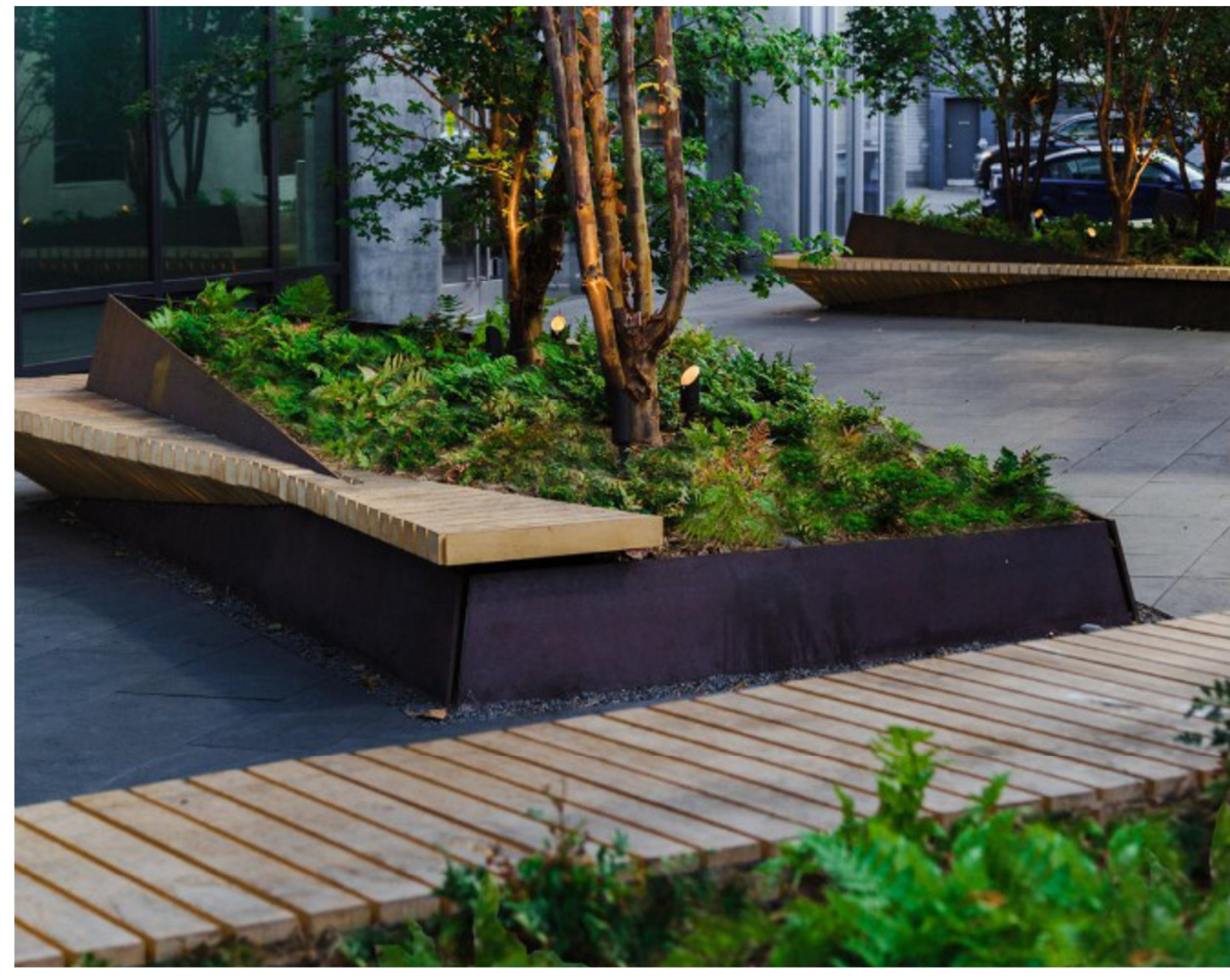


Low Maintenance



Seasonal color

PRECEDENT IMAGES



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2	KM	DP Update	2024-03-15
1	KM	Riparian Setback Update	2023-05-01

REVISIONS TABLE FOR SHEET

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 DEVELOPMENT

Location:
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 KELOWNA, B.C.

Drawn: AH	Stamp:
Checked: KW	
Approved: MVDZ	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

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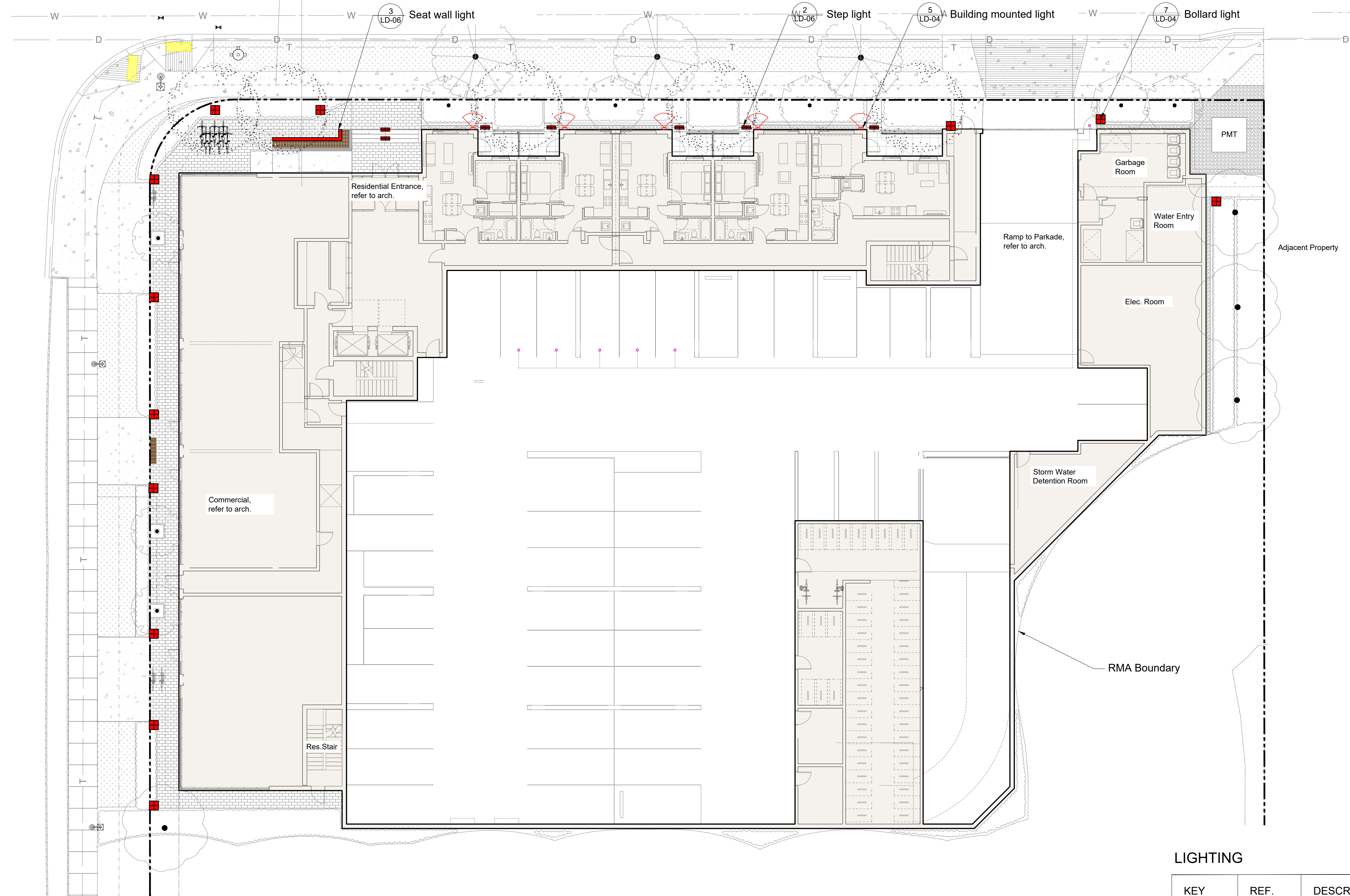
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Drawing Title:
PLANTING PALETTE



VDZ Project #:
DP2022-76

Drawing #:
L-04



No.	By:	Description	Date
5	KM	Issued for DP	2024-03-12
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LIGHTING

KEY	REF.	DESCRIPTION
	7 LD-04	BOLLARD LIGHT
	2 LD-06	STEP LIGHT
	5 LD-04	BUILDING MOUNTED LIGHT
	3 LD-06	SEAT WALL LIGHT

Note:
 Lighting Fixture selection to be coordinated with Electrical.

Precedent Images



Bollard light



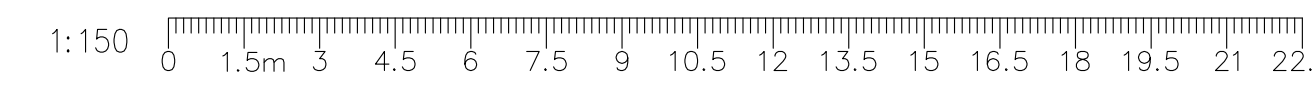
Building mounted light



Seat wall light



Step light



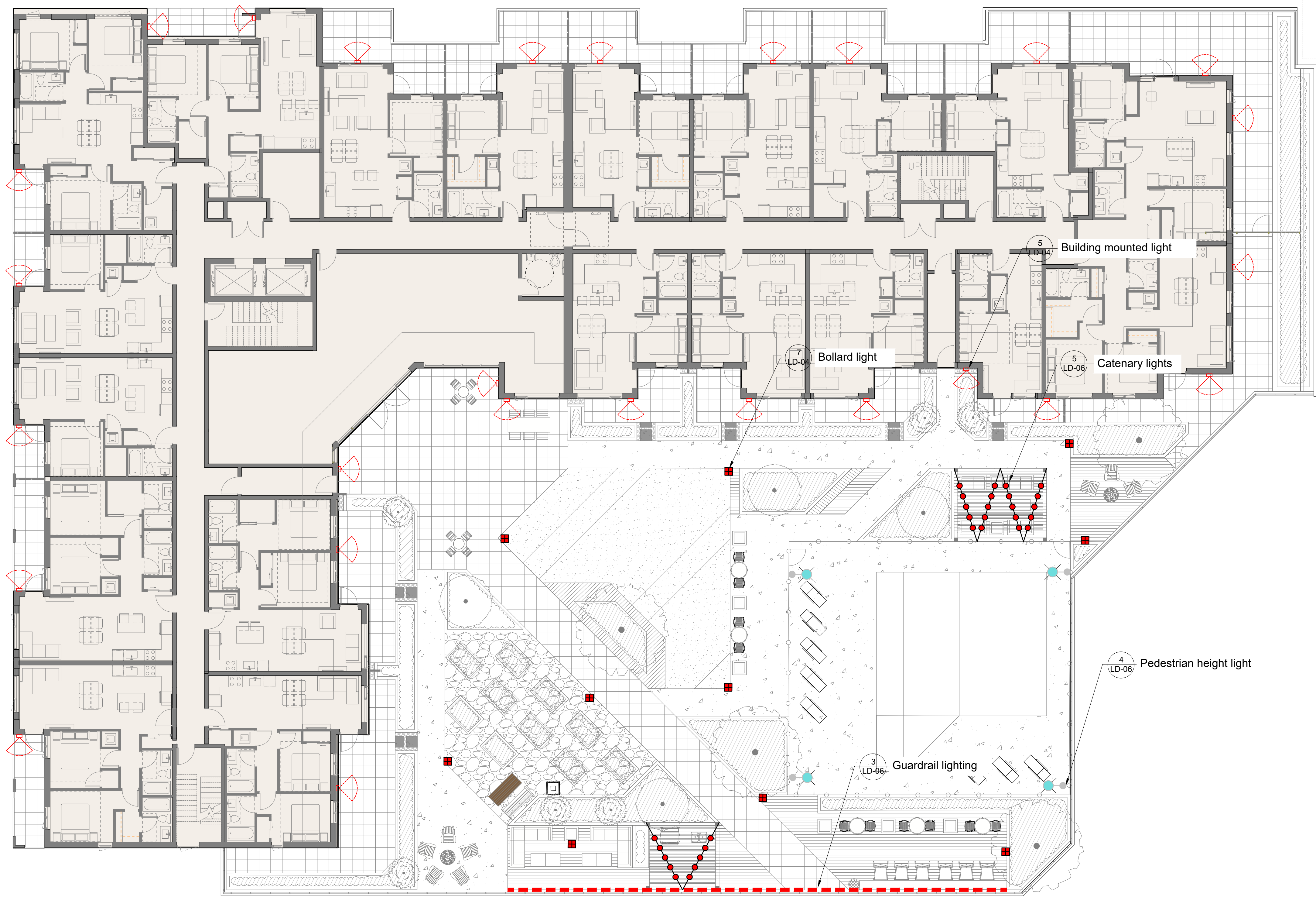
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Drawing Title:
L1 LIGHTING PLAN



VDZ Project #:
DP2022-76

Drawing #:
L-05A



LIGHTING

KEY	REF.	DESCRIPTION
	5 LD-06	CATENARY LIGHTS
	5 LD-04	BUILDING MOUNTED LIGHT
	3 LD-06	GUARDRAIL LIGHTING
	4 LD-06	PEDESTRIAN HEIGHT LIGHT STANDARD
	7 LD-04	BOLLARD LIGHT

Note:
 Lighting Fixture selection to be coordinated with Electrical.

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Precedent Images



Wall light



Pedestrian height light



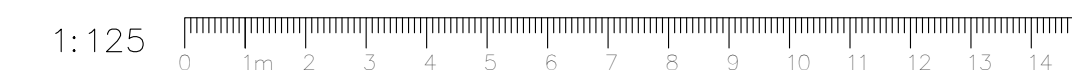
Catenary light



Guardrail lighting



Bollard light



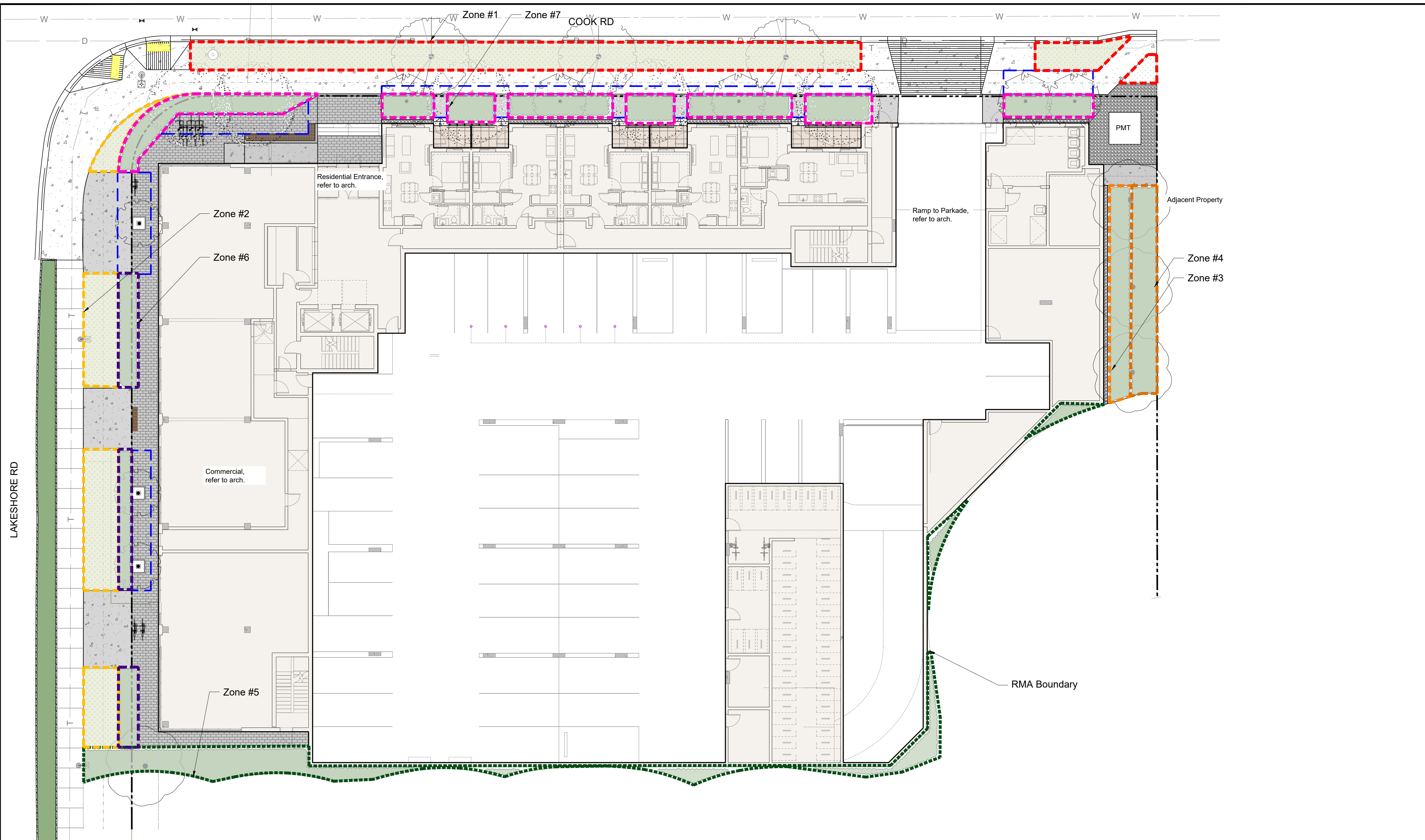
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Drawing Title:
L3 LIGHTING PLAN



VDZ Project #:
DP2022-76

Drawing #:
L-05B



WATER CONSERVATION LEGEND

	ZONE #1 : LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 122.5M ² MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 140 cu.m.		ZONE #5 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR LOW WATER USE PLANTING AREAS TOTAL AREA: 76.2M ² MICROCLIMATE: SOUTH EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 20 cu.m.
	ZONE #2 : LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS TOTAL AREA: 73.1 M ² MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 84 cu.m.		ZONE #6 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 32.3M ² MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 14 cu.m.
	ZONE #3 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 26.3M ² MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 12 cu.m.		ZONE #7 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 97M ² MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 43 cu.m.
	ZONE #4 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR HIGH WATER USE PLANTING AREAS TOTAL AREA: 30.3M ² MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 19 cu.m.		

WATER CONSERVATION CALCULATIONS

TOTAL LANDSCAPE AREA: 497 sq.m
 LANDSCAPE MAXIMUM WATER BUDGET (WB)= 398 cu.m / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 332 cu.m /year
 WATER BALANCE = 66 cu.m /year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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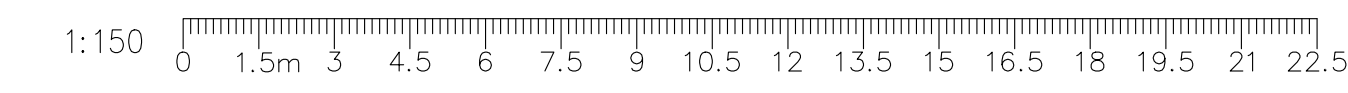
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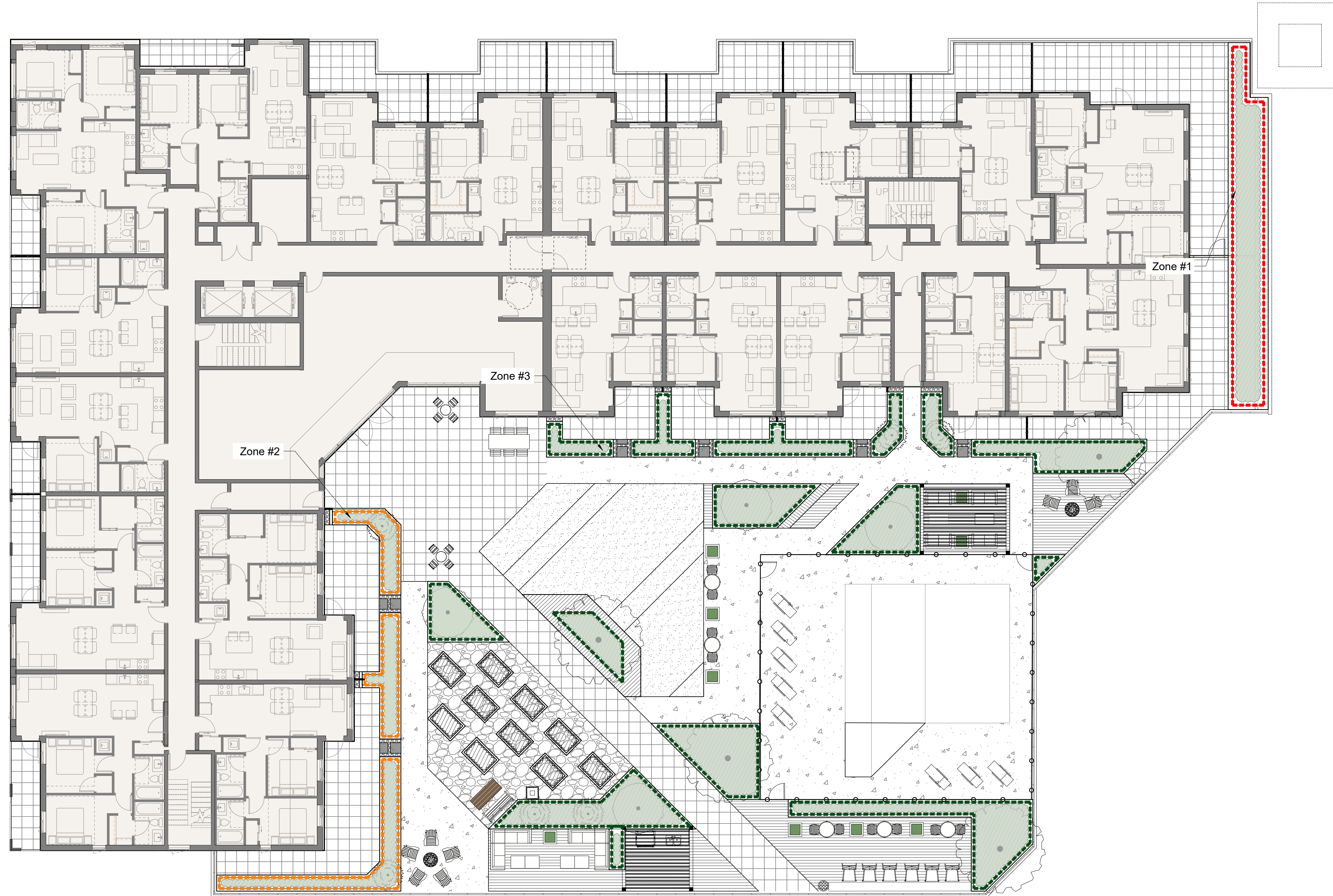
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L1 WATER CONSERVATION PLAN



VDZ Project #:
DP2022-76

Drawing #:
L-06

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WATER CONSERVATION LEGEND

	<p>ZONE #1 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 32.2M² MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING ESTIMATED ANNUAL WATER USE: 14 cu.m.</p>
	<p>ZONE #2 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 24.9M² MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING ESTIMATED ANNUAL WATER USE: 11 cu.m.</p>
	<p>ZONE #3 : HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS TOTAL AREA: 118M² MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 52 cu.m.</p>

WATER CONSERVATION CALCULATIONS

TOTAL LANDSCAPE AREA: 346 sq.m
 LANDSCAPE MAXIMUM WATER BUDGET (WB)= 277 cu.m / year
 ESTIMATED LANDSCAPE WATER USE (WU) = 143 cu.m /year
 WATER BALANCE = 134 cu.m /year
 *REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



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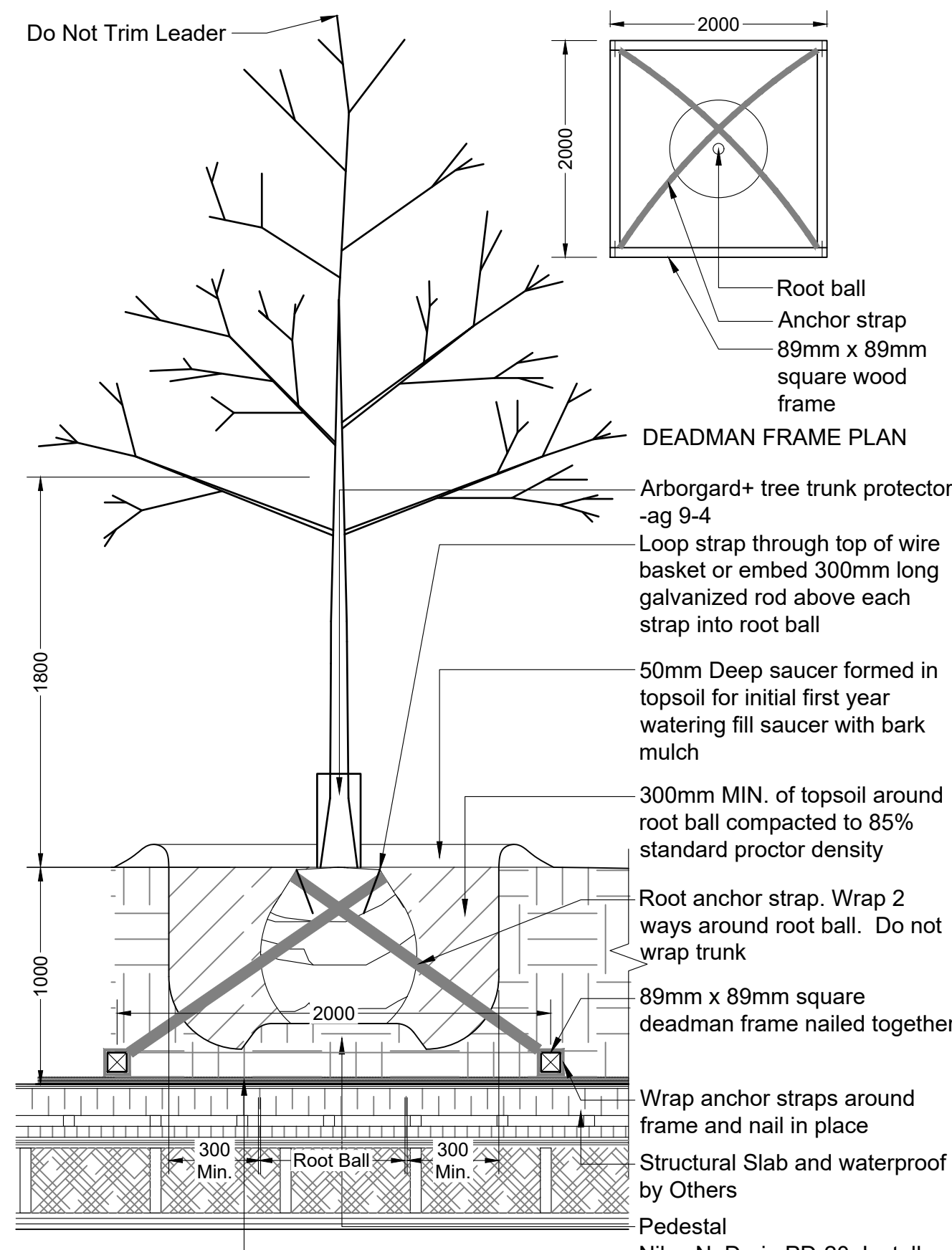
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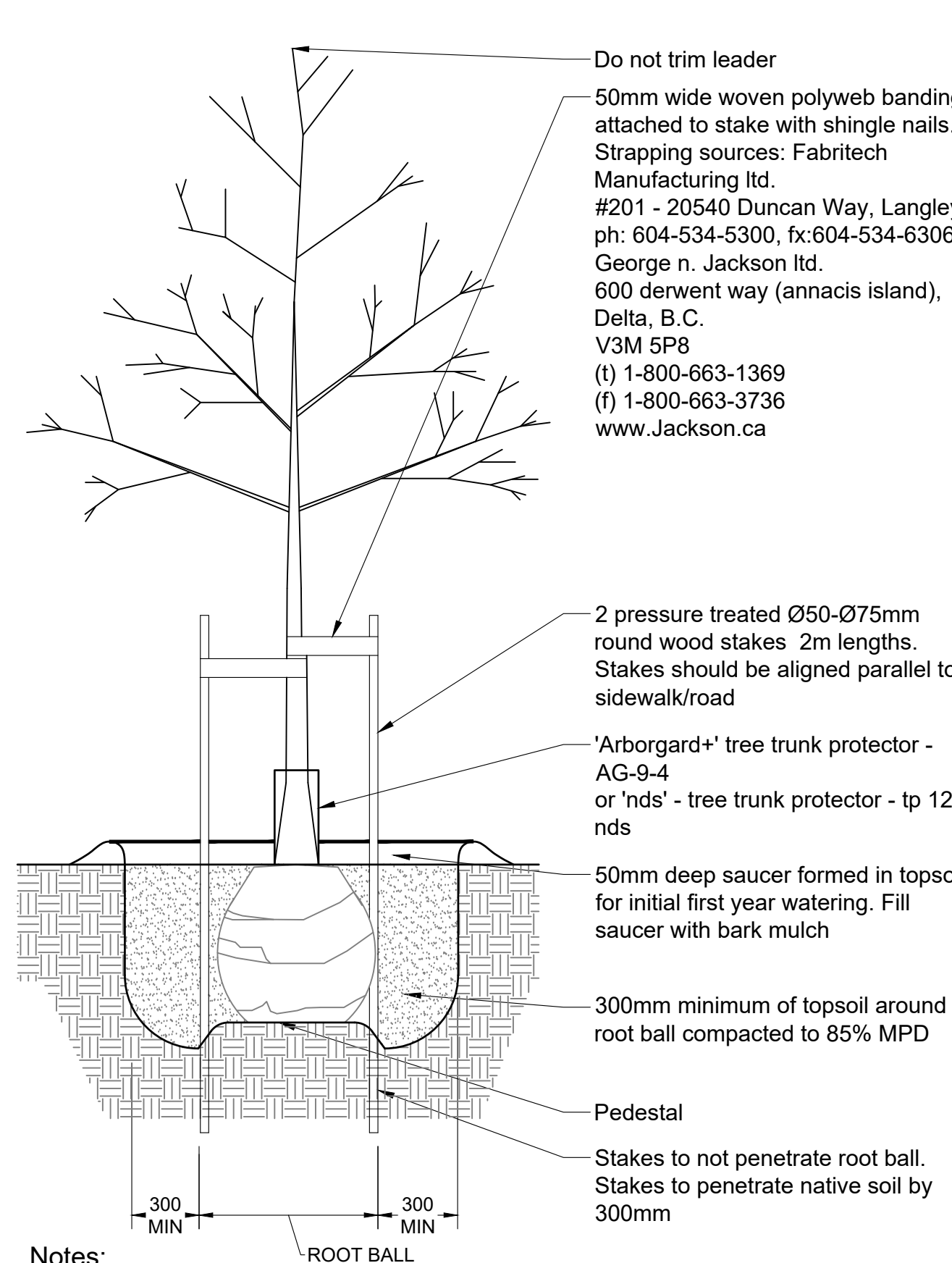
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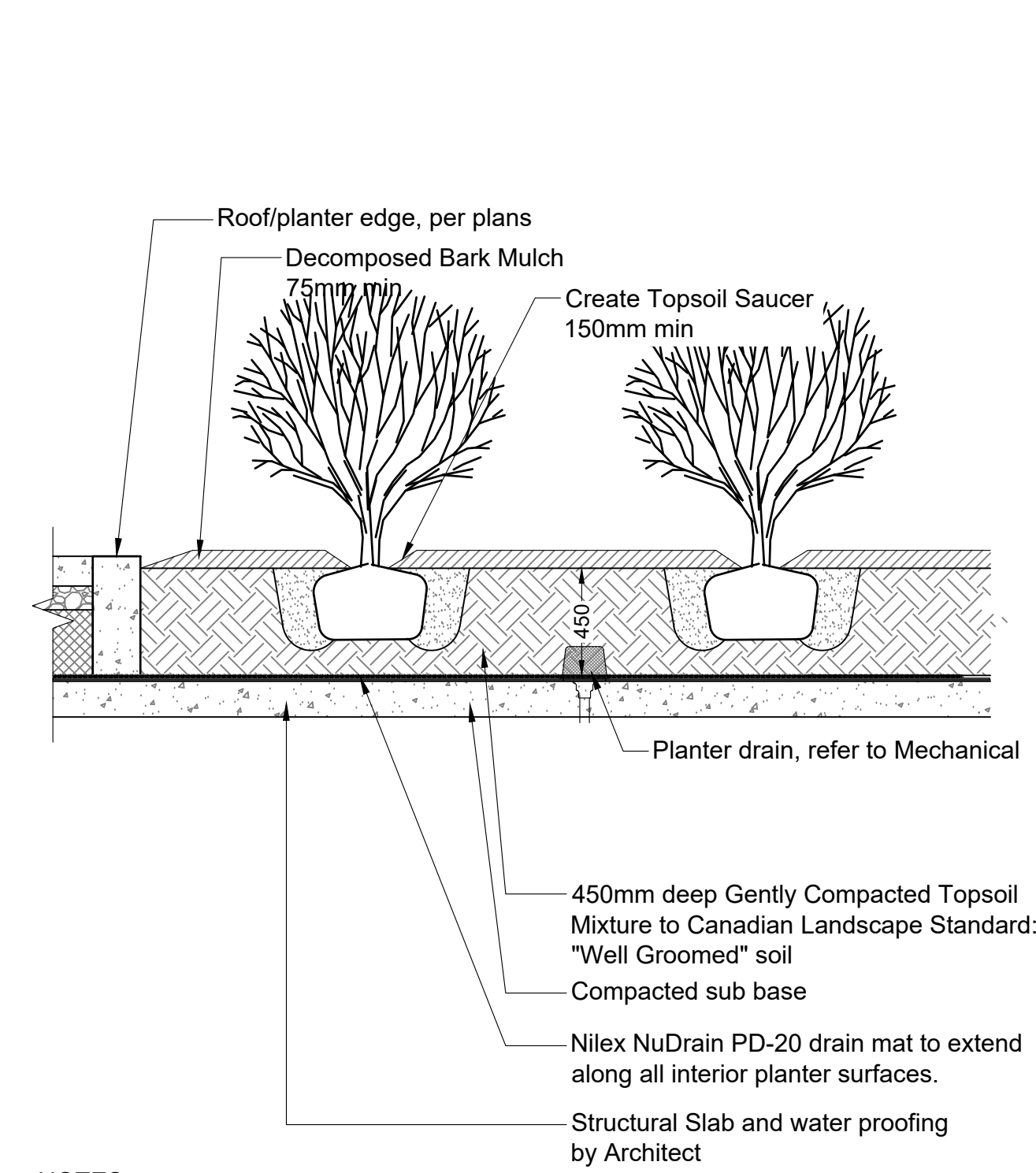
- NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem unless specified otherwise.

1 TREE PLANTING ON SLAB
 Scale 1:25



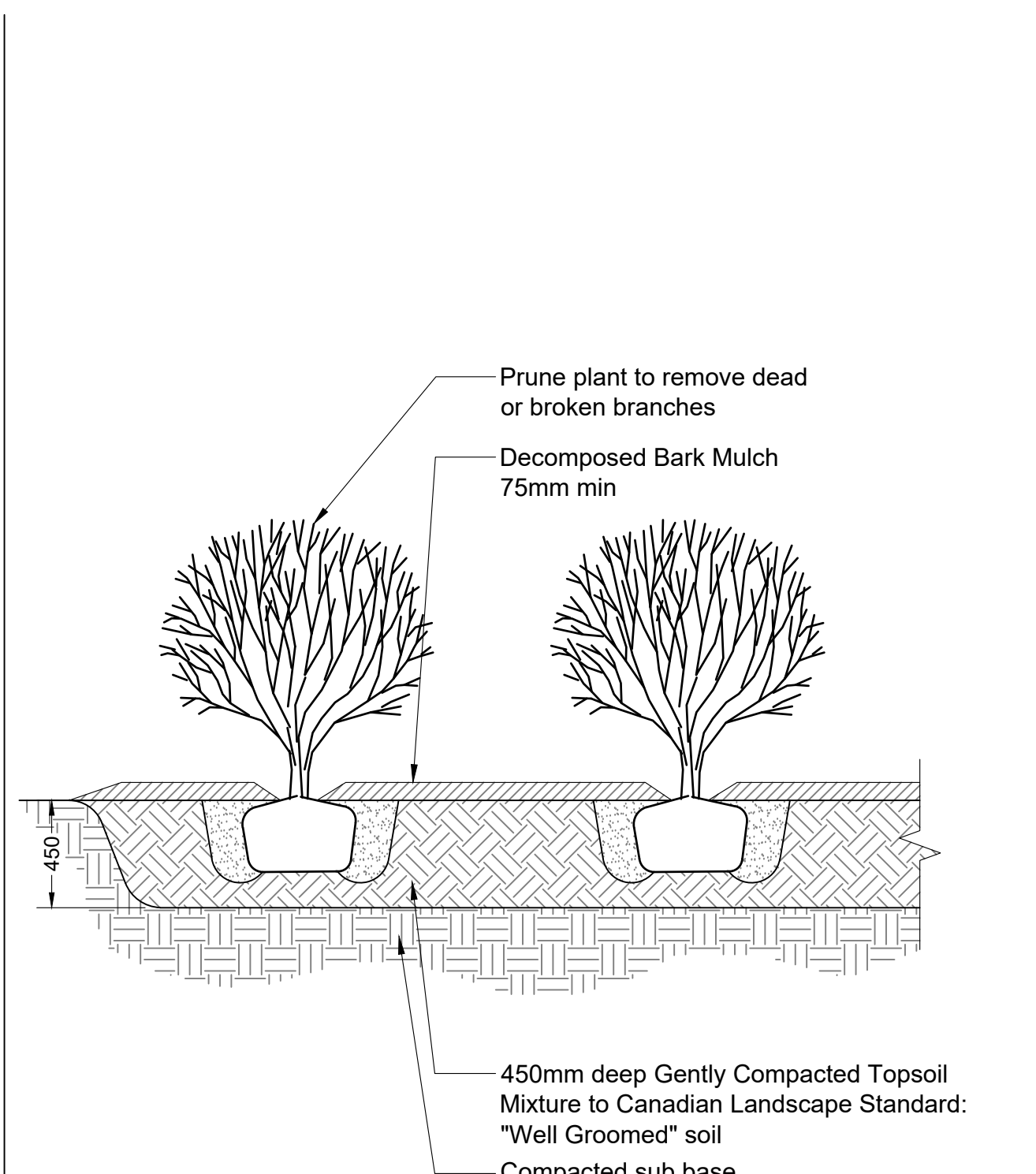
- Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem

2 TREE PLANTING AT GRADE
 Scale 1:25



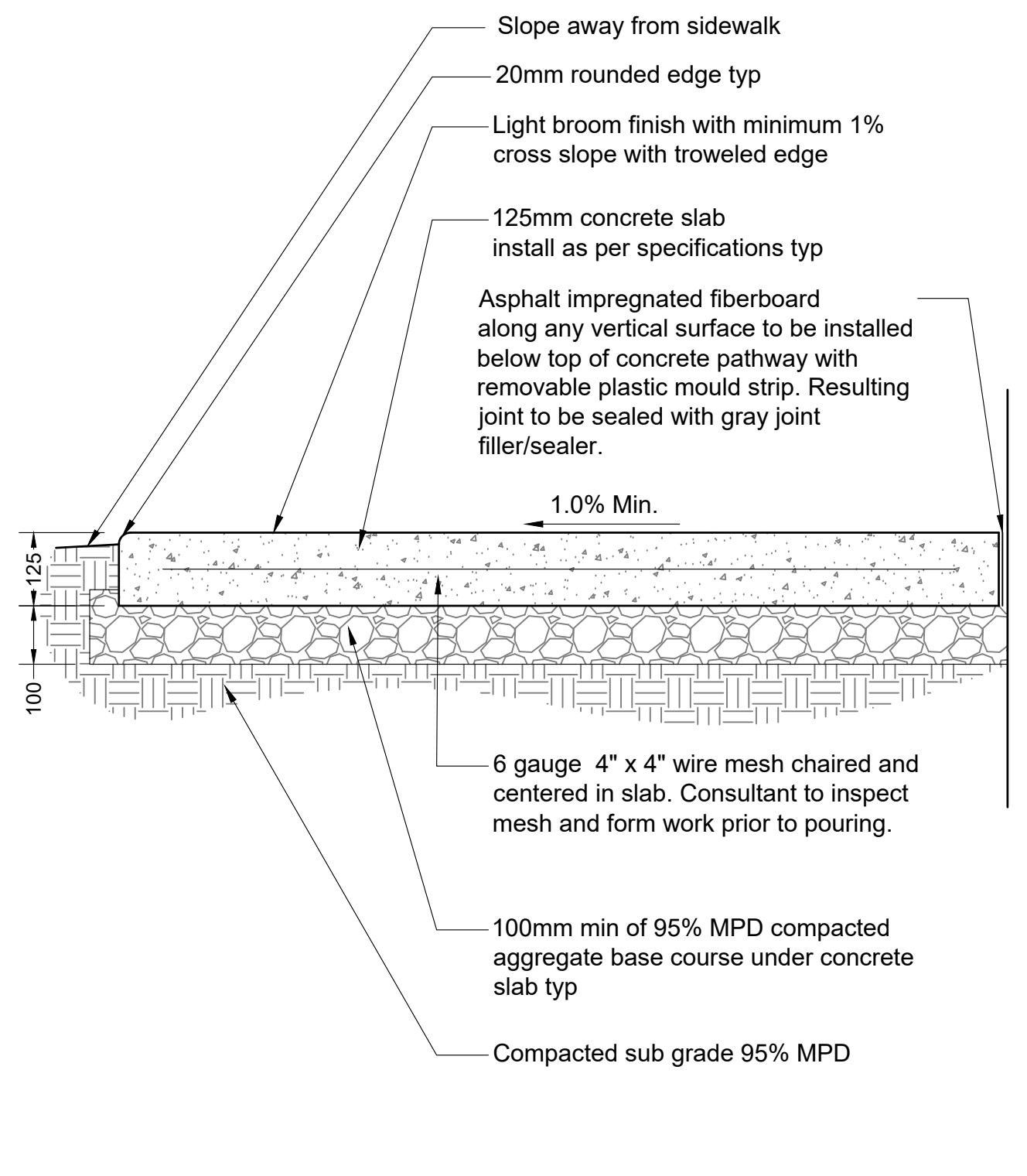
- NOTES:
1. Remove all string, twine, pots, tags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Topsoil saucers diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

3 SHRUB PLANTING ON SLAB
 Scale 1:25



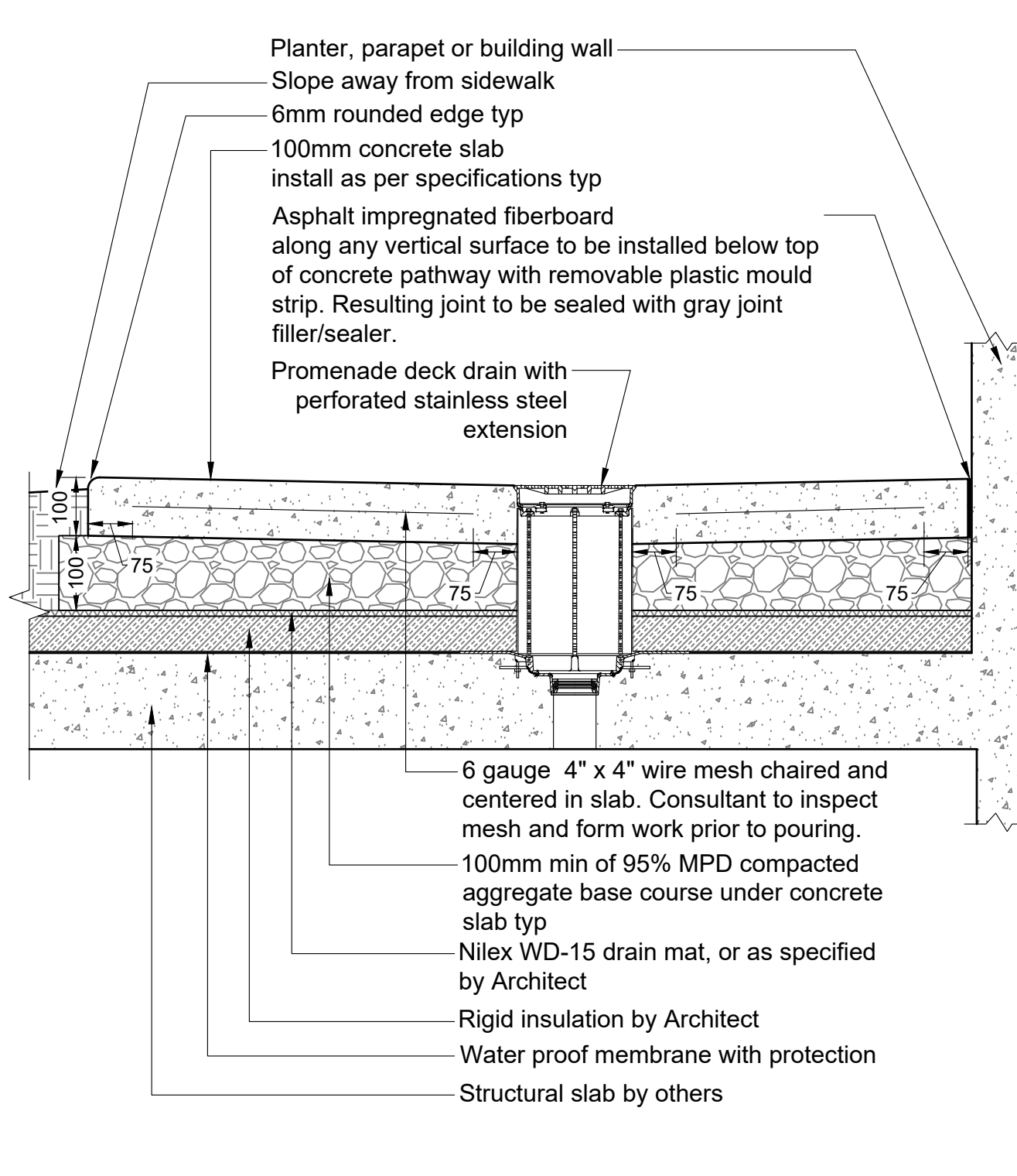
- NOTES:
1. Remove all string, twine, pots, tags from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Topsoil saucers diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

4 SHRUB PLANTING AT GRADE
 Scale 1:25



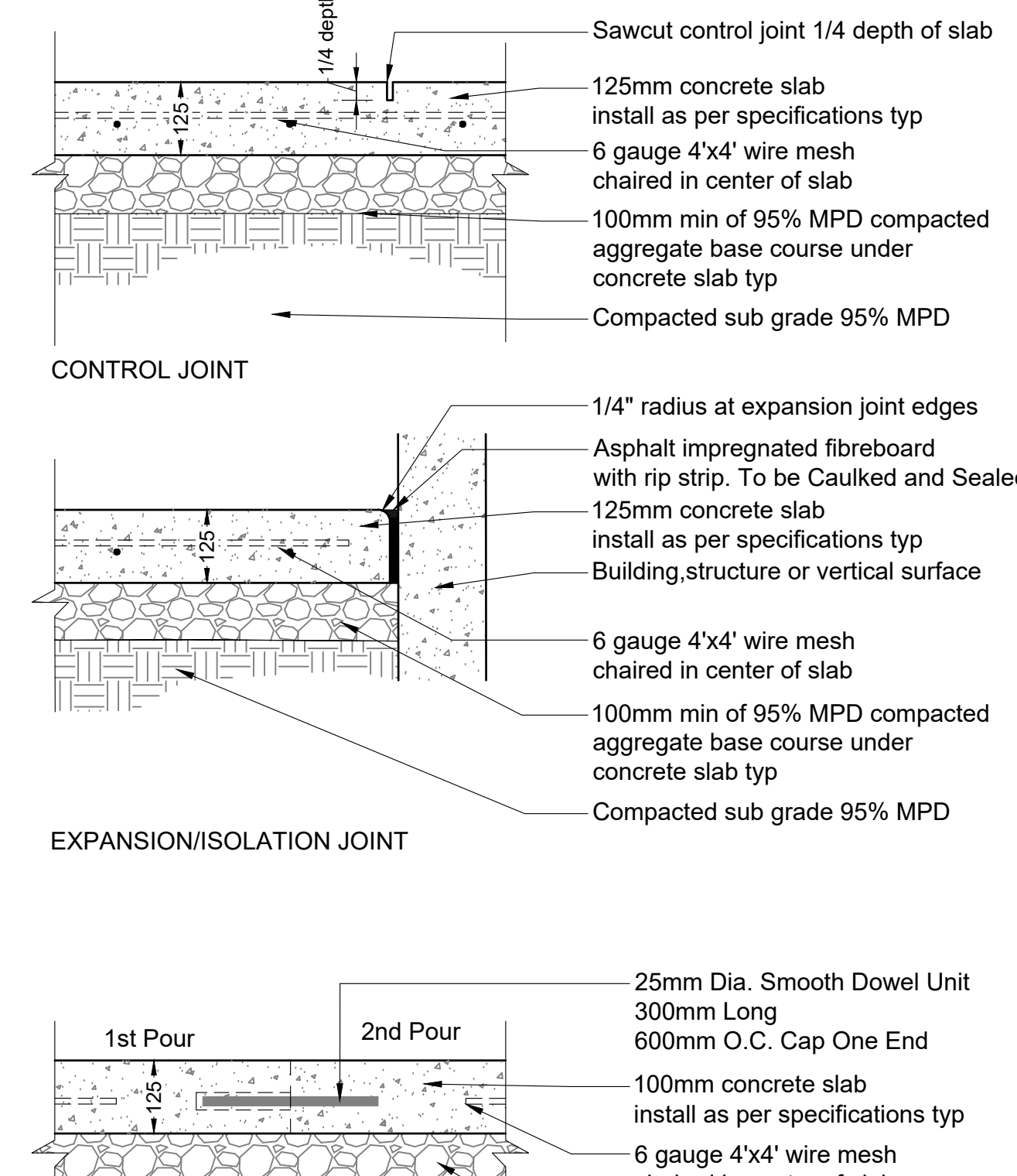
- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 7500mm o.c. both ways.
 7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

5 CONCRETE PAVING AT GRADE
 Scale 1:10



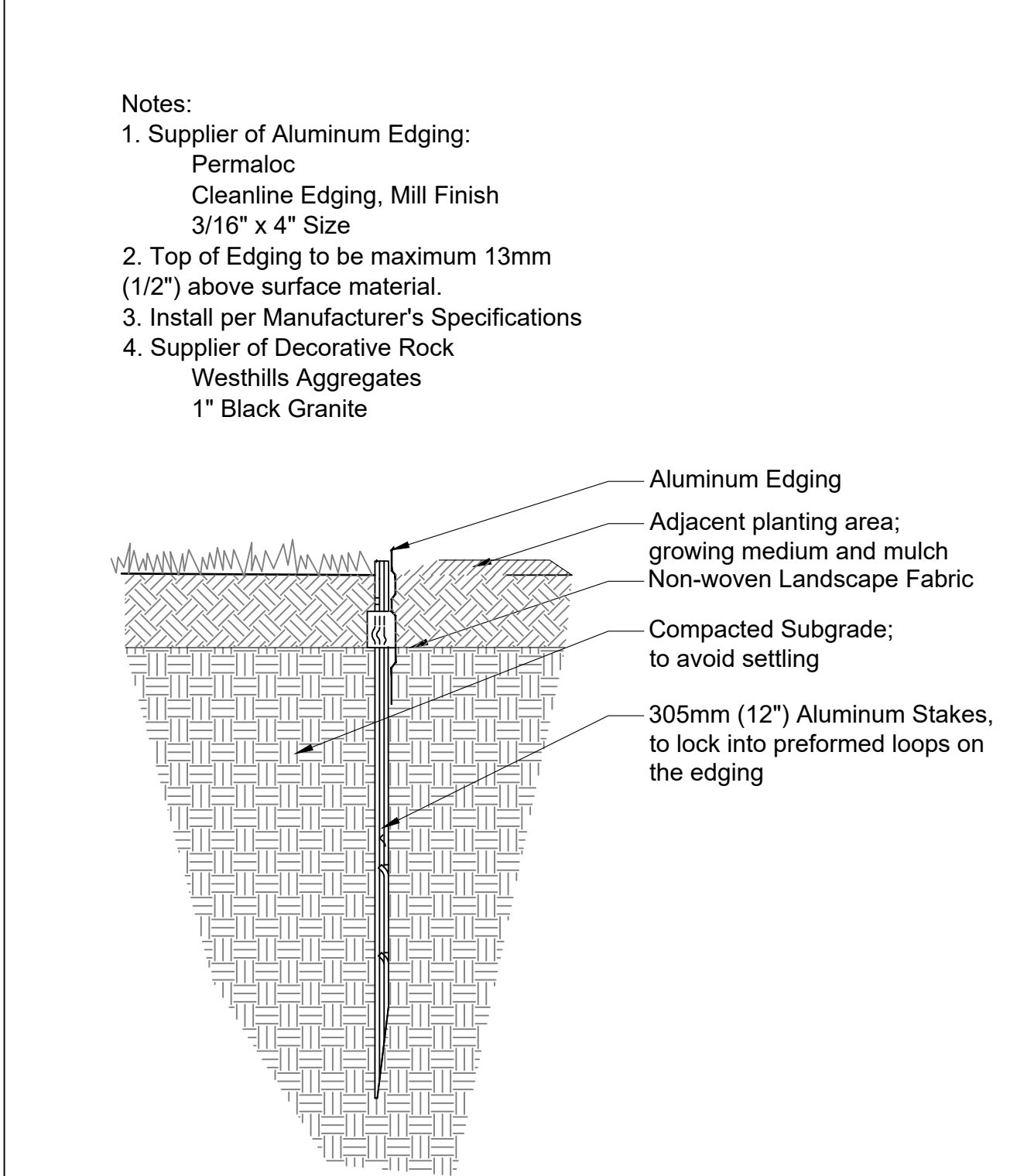
- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 7500mm o.c. both ways.

6 CONCRETE PAVING ON SLAB
 Scale 1:10



- Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joint every 7500mm o.c. both ways.

7 CONCRETE JOINTS
 Scale 1:10



- Notes:
1. Supplier of Aluminum Edging: Permaloc Cleanline Edging, Mill Finish 3/16" x 4" Size
 2. Top of Edging to be maximum 13mm (1/2") above surface material.
 3. Install per Manufacturer's Specifications
 4. Supplier of Decorative Rock Westhills Aggregates 1" Black Granite

8 LANDSCAPE EDGER
 Scale 1:5

No.	By:	Description	Date
5	KM	Issued for DP	2024-03-12
4	KM	Issued for DP	2023-11-01
3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
3805 LAKESHORE ROAD DEVELOPMENT

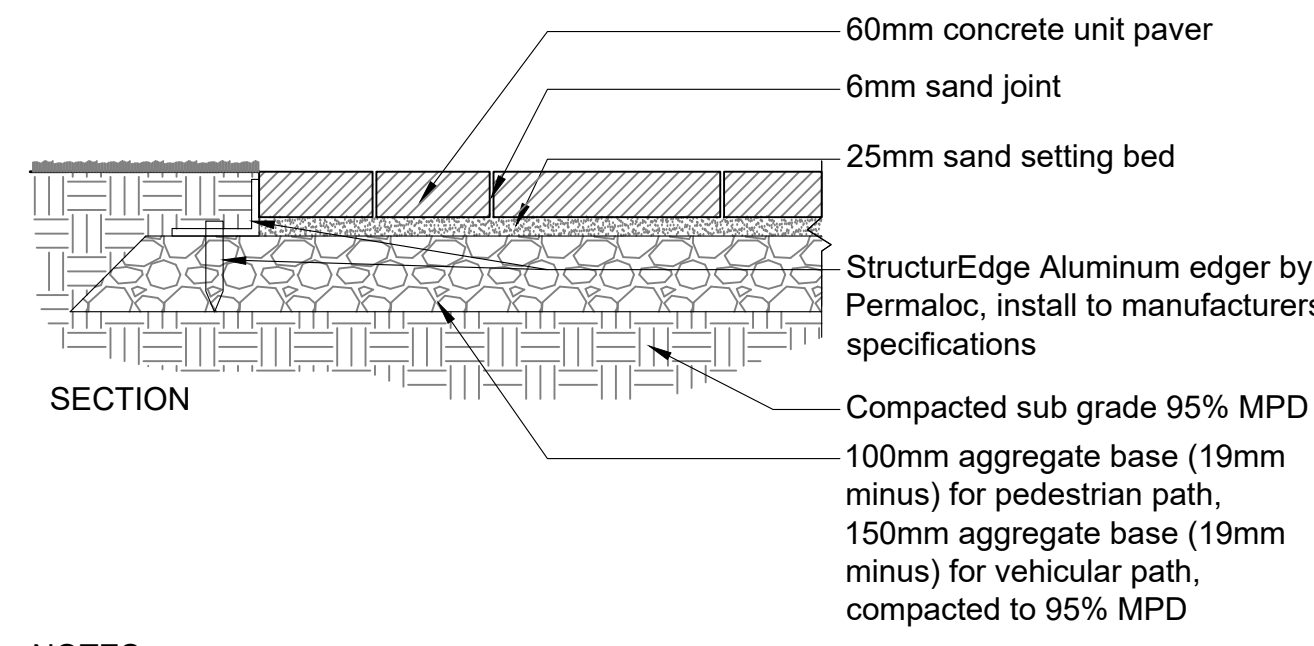
Location:
3805 LAKESHORE ROAD KELOWNA, B.C.

Drawn: AH	Stamp:
Checked: KM	
Approved: SH	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

Z:\PROJECTS\DEVELOPMENT PERMITS\2022-26 3805 LAKESHORE ROAD\5. DWGS\SHEET\SLD-05.DETAILS.DWG

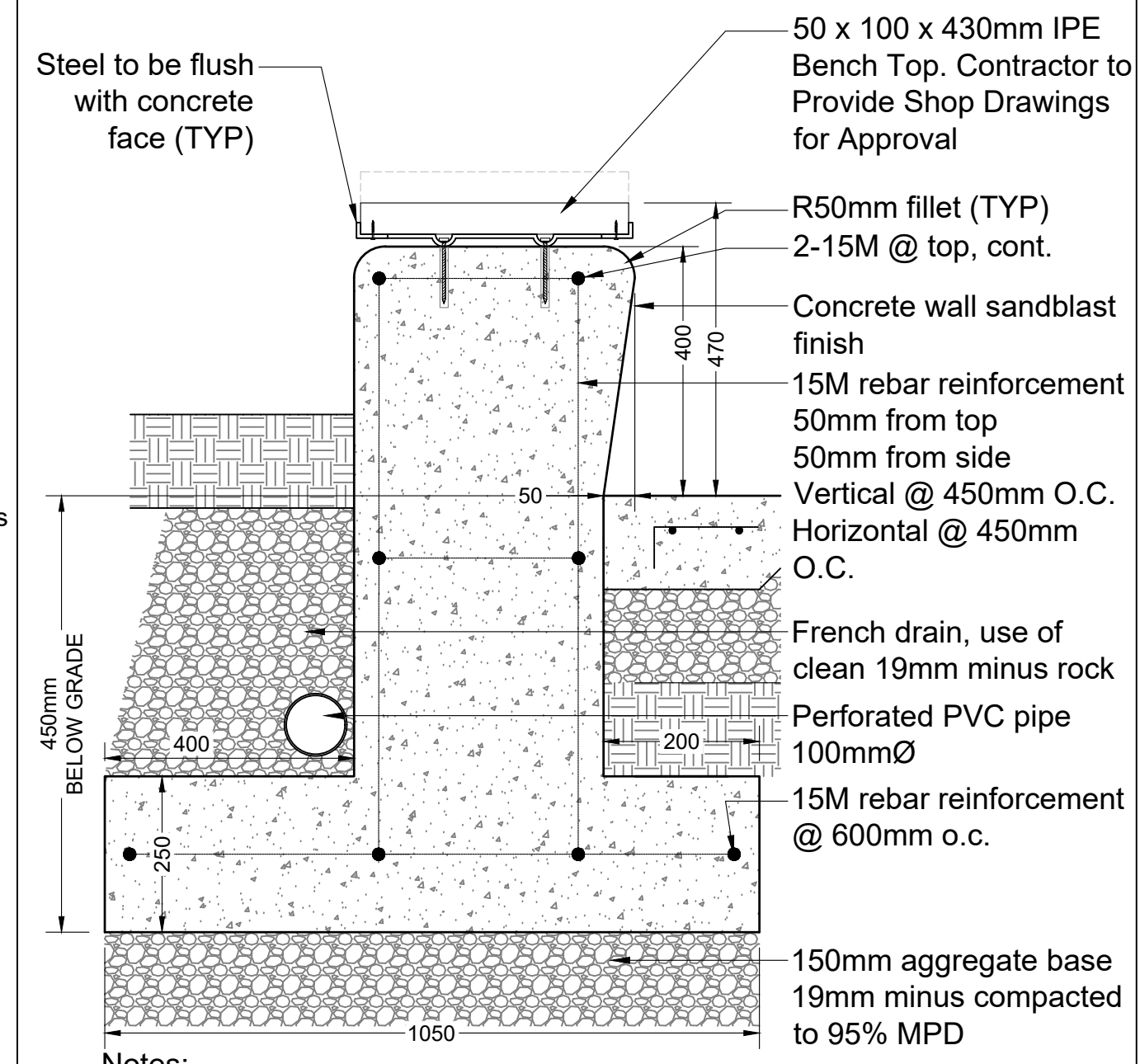
Drawing Title: **DETAILS**
 Vdz Project #: **DP2022-76**
 Drawing #: **LD-01**

Unit Paver Details (pedestrian path):
 Type: DIMENSIONS™
 Size: L305mm X W152mm X 60mm
 Colours: scandina grey
 Pattern: as shown on plan
 Manufacturer: Belgard
<https://www.belgard.com/products/pavers/dimensions/>
 1-800-663-4091



- NOTES:
- All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 - All joint sand to meet ASTM C144 or CSA A179.
 - All components as specified or approved alternate.
 - Contractor to provide cut sheets of all components for Landscape Architect approval.
 - Contractor to ensure no visible pooling occurs on paver surface.
 - All joints to be tight fit.
 - All paver cuts to be minimum 1/3 Paver.

1 UNIT PAVER AT GRADE
 Scale 1:10



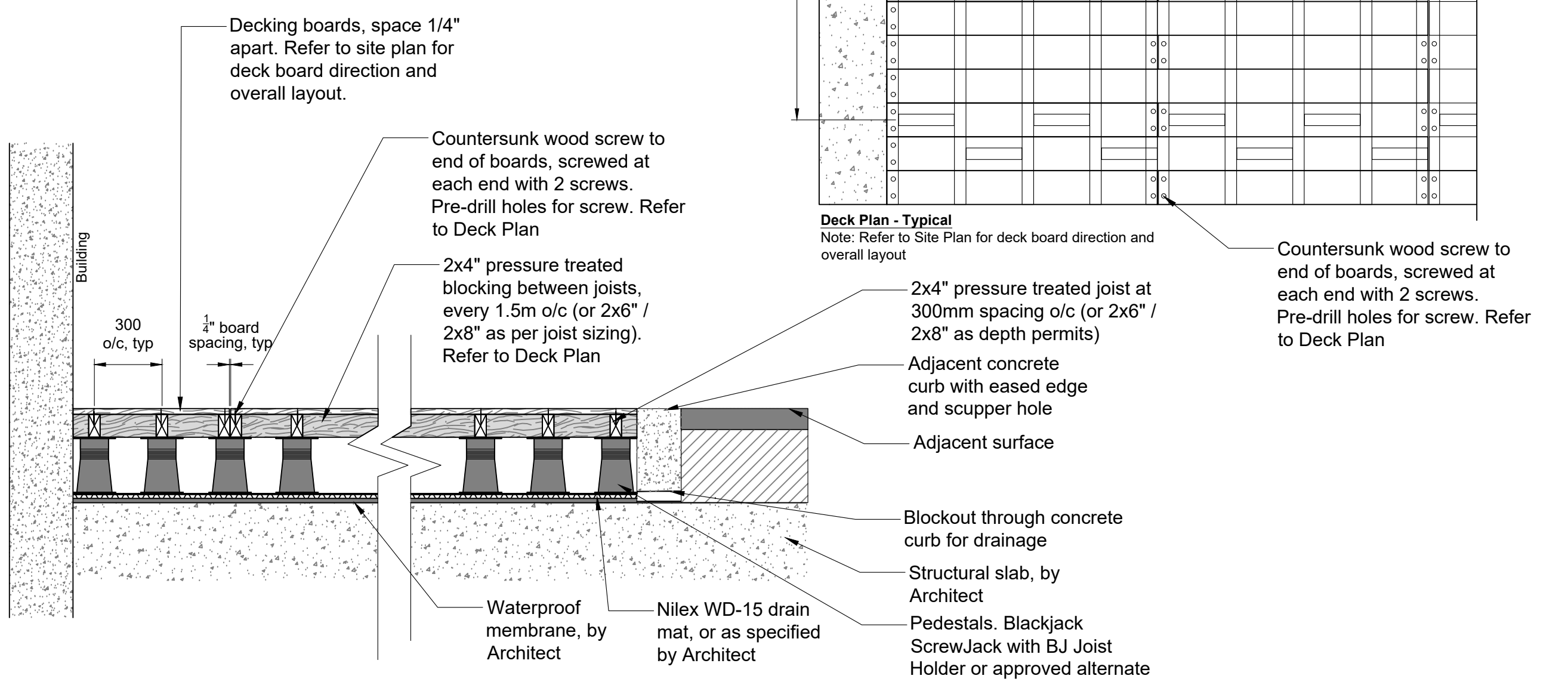
- Notes:
- Vertical Control Joints Every 3m on center.
 - Wall heights vary. Refer to Grading Plan.

2 CONCRETE SEAT WALL AT GRADE
 Scale 1:10

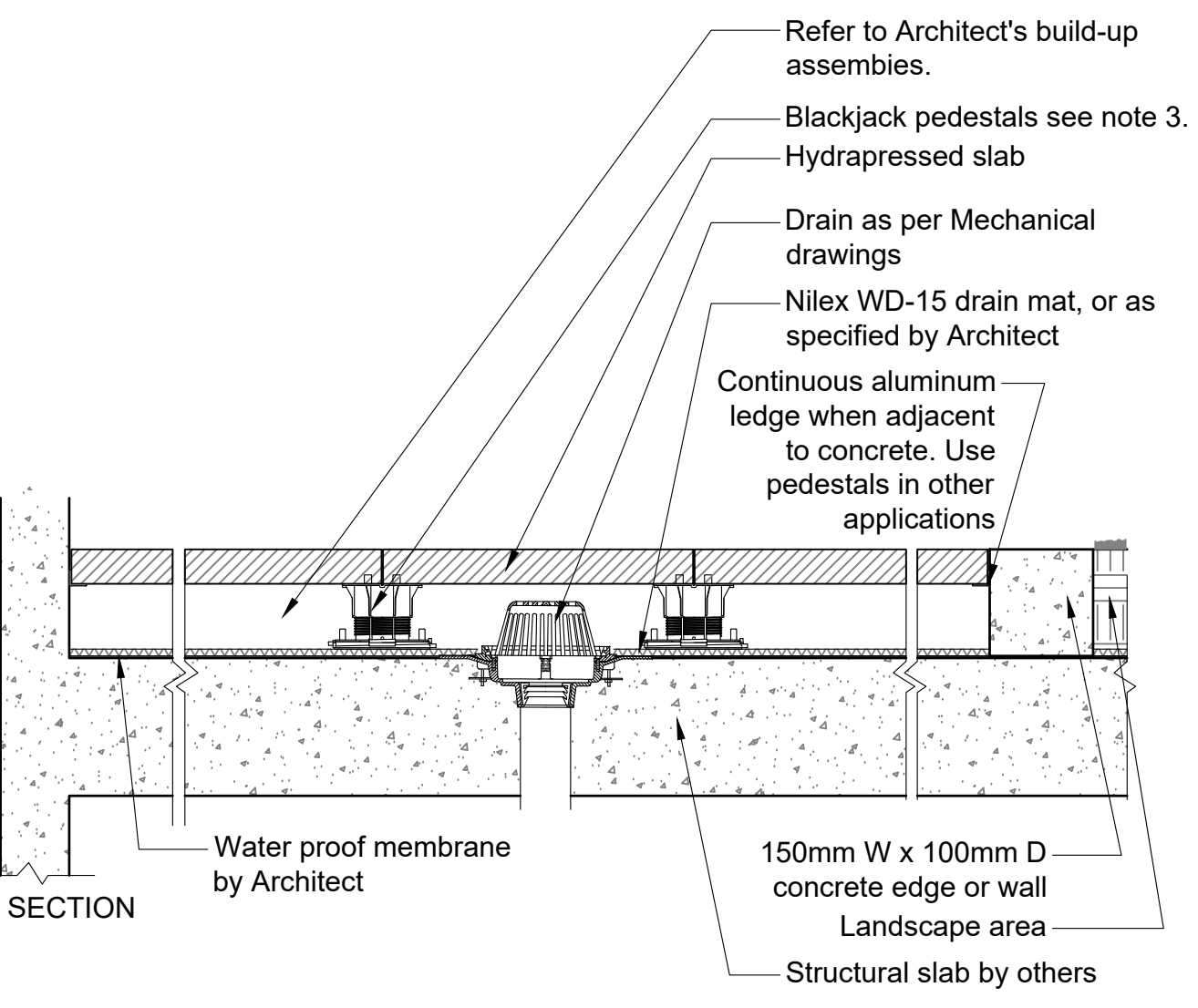


Product: Timbertech
 Type: Legacy Collection
 Colour: Pecan
 Supplier: www.timbertech.com

- Notes:
- Install as per manufacturer's specifications.
 - Contractor to provide shop drawings for Landscape Architect review and approval.
 - Refer to Site Plan for deck board direction and overall layout.
 - All fasteners to be hot dipped galvanized

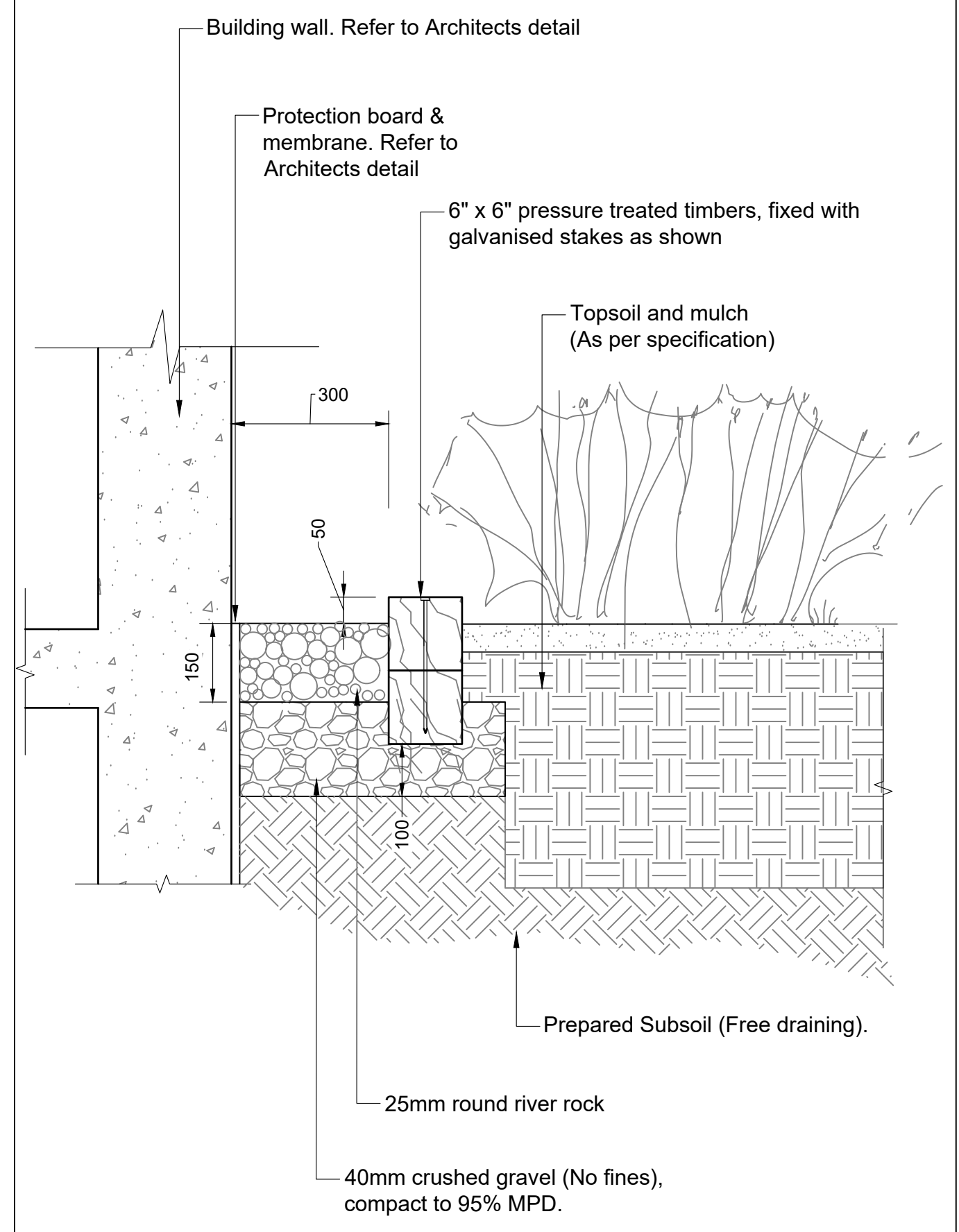


3 DECKING ON SLAB
 Scale 1:10

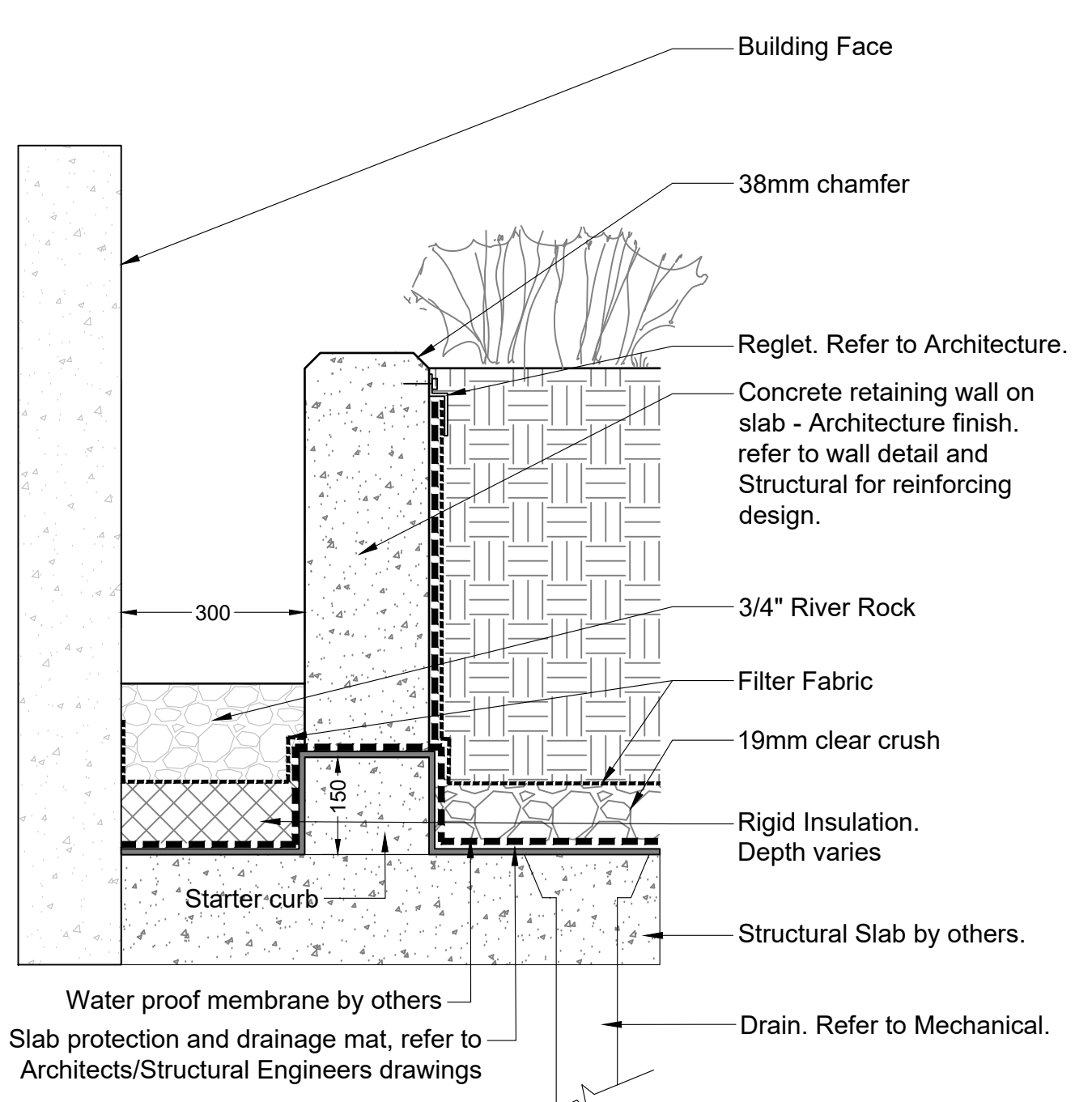


- NOTES:
- All components as specified or approved alternate.
 - Contractor to provide cut sheets of all components for Landscape Architect approval.
 - BlackJack Screwjack or OneStep system depending on depth to slab.
 - Aluminum ledge to be secured to wall/curb with concrete screws.
 - Architect's assembly's differ between floor type and roof type. The above 'structural slab' is indicative only. Refer to Architecture for relevant assemblies.

4 HYDRAPRESSED SLAB ON SLAB
 Scale 1:10

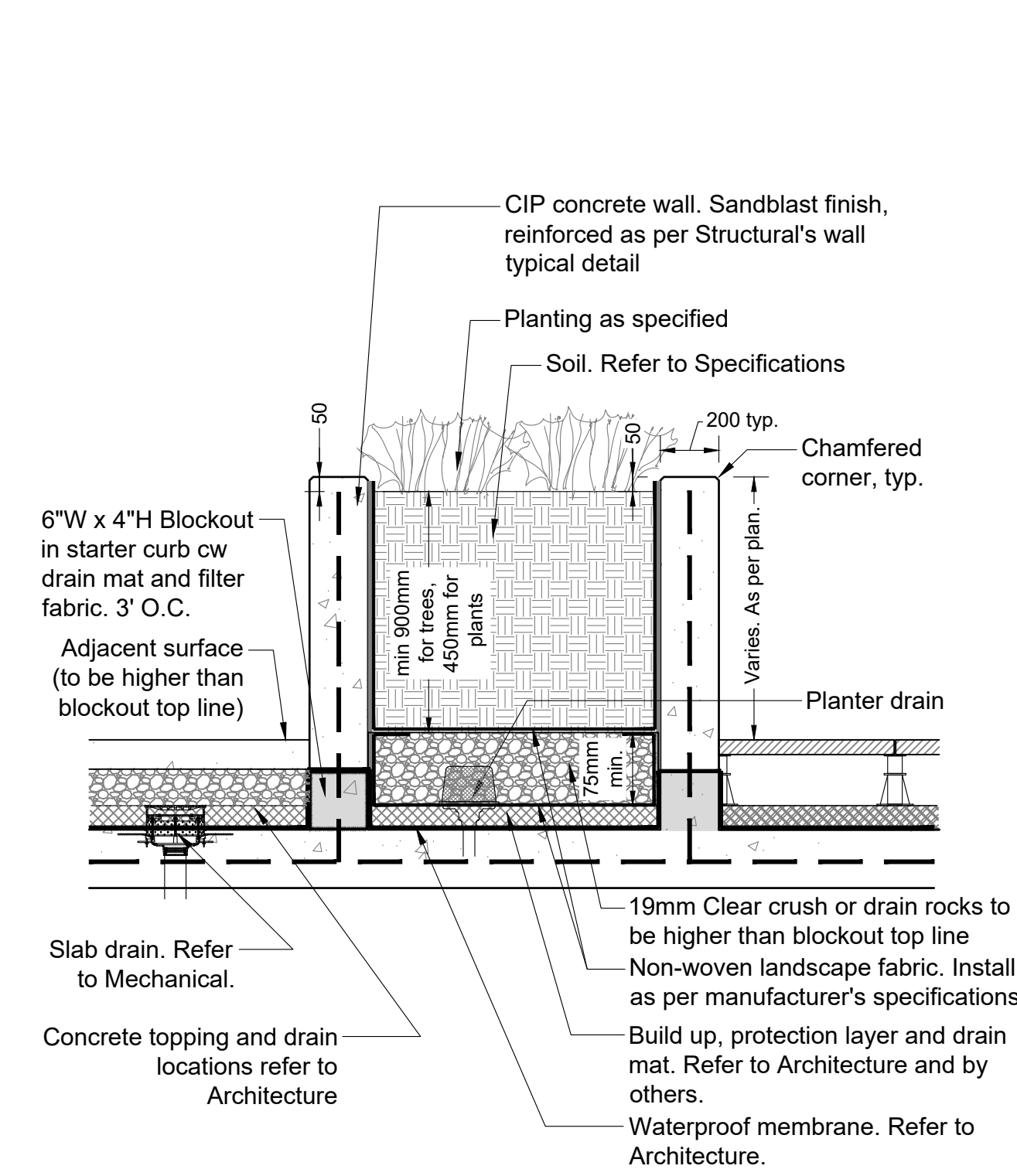


5 DRIP STRIP AT GRADE
 Scale 1:10



- Notes:
- Vertical Control Joints every 3000mm on center.
 - Provide block out every 1m for water to flow under walls to designated drain. Refer to Mechanical for drain system.
 - Sandblast finish walls

6 DRIP STRIP ON SLAB
 Scale 1:10



- Note:
- Refer to Architect's drawings for floor assemblies.
 - Extend rebar 300mm min. from up-stand to facilitate concrete curb/planter construction and tie points for reinforcement. Waterproofing membrane and protection to cover upstand. Seal any gaps with approved sealer after wall has cured.

7 RAISED CONCRETE PLANTER
 Scale 1:10

No.	By:	Description	Date
5	KM	Issued for DP	2024-03-12
4	KM	Issued for DP	2023-11-01
3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 3805 LAKESHORE ROAD DEVELOPMENT
 Location:
 3805 LAKESHORE ROAD KELOWNA, B.C.

Drawn: AH	Stamp:
Checked: KM	
Approved: SH	
Scale: AS SHOWN	

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PERMITTED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT PERMUTACTIVE\DP2022-36 3805 LAKESHORE ROAD\5. DWGS\SHEET\SLD-01 DETAILS.DWG

Drawing Title: **DETAILS**
 Drawing #: **LD-02**
 Vdz Project #: **DP2022-76**



Chaise Chair
 Product: Cochran Chaise Lounge
 Color: White
 Manufacturer: Landscapeforms
www.landscapeforms.com
 or Approved Equal

1 POOL DECK CHAIR
 Scale NTS

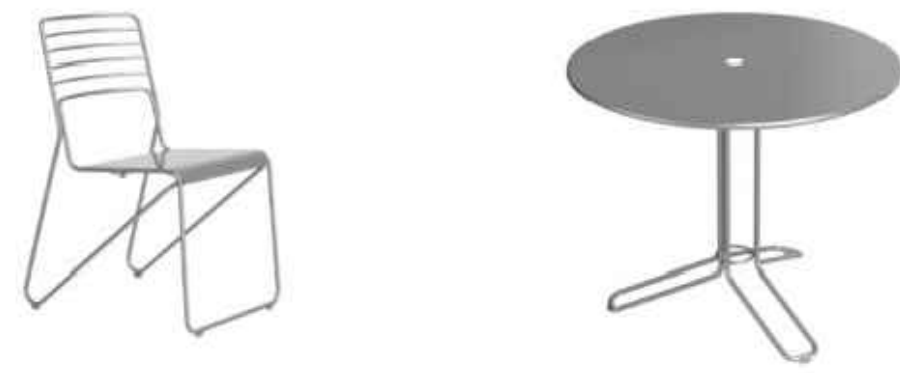


TABLE AND CHAIRS
 Model #: Kontur Table and Chairs (MCH-2000-00001)
 Colour: Silver 14
 Manufacturer: Maglin
 Contact: Jennifer.Fancy@maglin.com
 1-800-716-5506 x6050
 Or approved equal

2 TABLE AND CHAIRS
 Scale NTS



OUTDOOR KITCHEN SINK AND GRILL CABINET SET
 Model: NewAge Products 65087
 Material: Stainless Steel
 Size: Sink Cabinet: 32" W x 23" D x 34.75" H
 Bar Cabinet: 32" W x 23" D x 34.5" H
 Insert Grill Cabinet: 33" W x 23" D x 34.75" H
 Contact: <https://newageproducts.com/>
 877-306-8930
 or approved equal



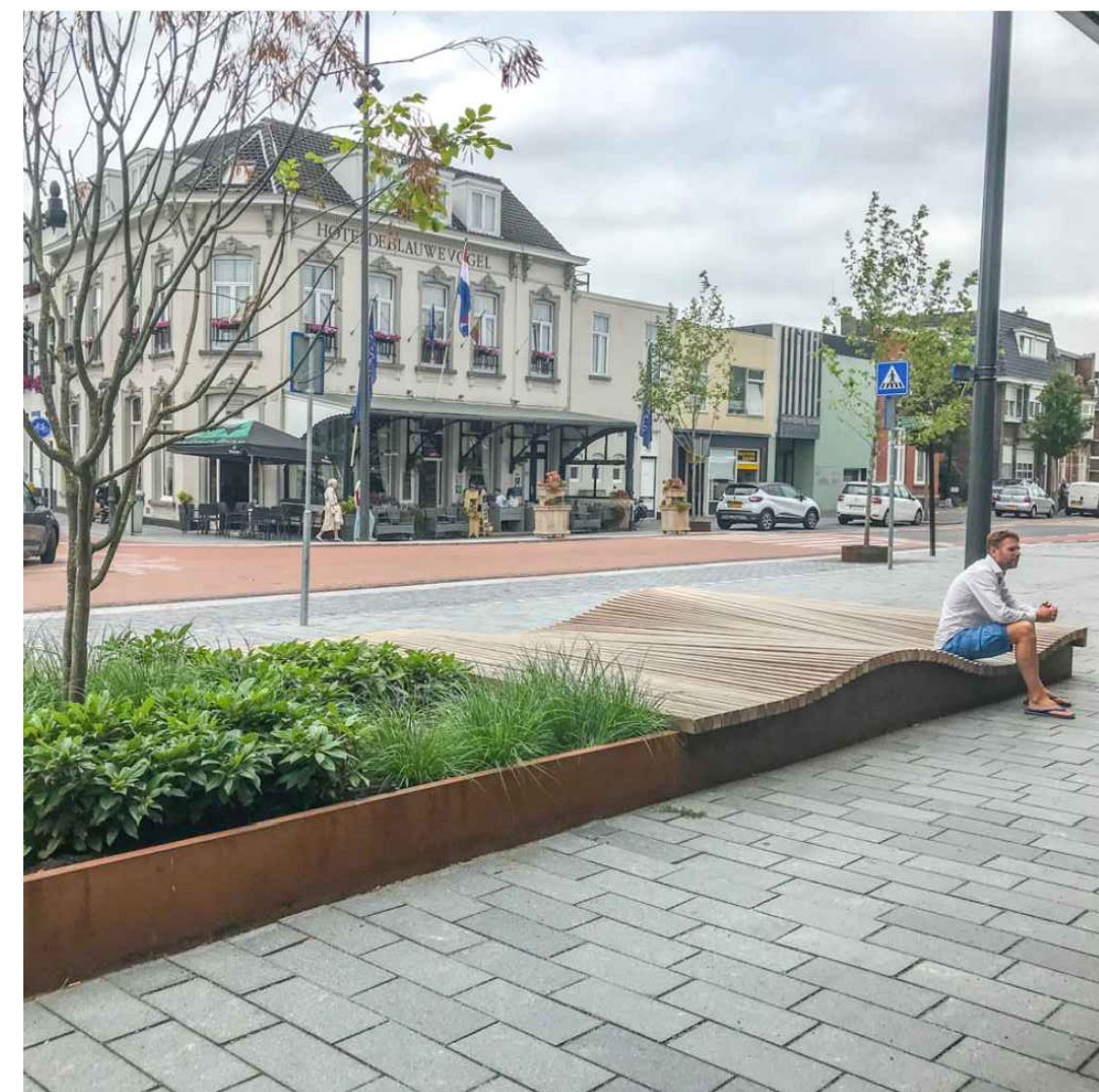
BUILT-IN GRILL
 Model: New Age 33" Insert Grill
 Material: Stainless Steel
 Size: 33" W x 23" D x 25.5" H
 Contact: <https://newageproducts.com/>
 877-306-8930
 or approved equal

3 OUTDOOR KITCHEN
 Scale NTS



COMPOST BIN
 Model #: HotBin Mk2 Composter, 52 Gallon
 Size: 22" L x 22" W x 44" H
 Material: Expanded Polypropylene
 Supplier: Gardeners supply company
<https://www.gardeners.com/>

4 COMPOST BIN
 Scale NTS



FEATURE SEATING

5 FEATURE SEATING
 Scale NTS



GARBAGE RECEPTACLE
 Model #: 200 Series - 250 Trash Container
 Colour: Silver 14
 Manufacturer: Maglin
www.maglin.com
 Or approved equal

6 GARBAGE RECEPTACLE
 Scale NTS



BIKE RACK
 Model #: 2300 Series Iconic Bike Rack
 Colour: Silver 14
 Manufacturer: Maglin
www.maglin.com
 Or approved equal

7 BIKE RACK
 Scale NTS



BENCH
 Model #: 2300 Series Iconic Bench
 Size: 33.3" x 70" x 25.5"
 Colour: Powder coated white
 IPE Wood
 Mount: As per manufacturer's specification
 Supplier: Maglin
 Jennifer.Fancy@maglin.com
 1-800-716-5506 x6050
 Or approved equal

8 BENCH
 Scale NTS

No.	By:	Description	Date
5	KM	Issued for DP	2024-03-12
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 3805 LAKESHORE ROAD
 DEVELOPMENT
 Location:
 3805 LAKESHORE ROAD
 KELOWNA, B.C.

Drawn: AH	Stamp:
Checked: KM	
Approved: SH	
Scale: AS SHOWN	

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OUTDOOR SOFA

Model #: Nexus Collection:
 -Nexus Armless Two Seat (M77022)
 -Nexus Corner Seat (M77032)
 -Nexus Lounge Chair (M77004)
 -Nexus Ottoman (M77008)
 Colour: Carvans Natural (6404)

1 OUTDOOR SOFA
Scale NTS

TROUGHS PRODUCT SPECIFICATION SHEET 09/17/21

Material: 0.125" marine grade 5052 aluminum
Finish: Durable, UV rated powder coat
Colour: Sterling Mocha Cloud, Slate Night Carbon, Tuscan Snow
Drainage Holes: Yes, No drainage holes available upon request
Top Lip: Standard 1" lip, ** 1 1/2 lip with 1" return + stiffeners

Dimensions (in):			Weights	
L	W	H	lbs	kg
32	10	16	21	10
36	10	16	23	10
40	10	16	25	11
46	10	16	28	13
32	10	24	29	13
36	10	24	32	15
40	10	24	35	16
46	10	24	39	18
40	20	24	46	21
46	20	24**	51	23
60	20	24**	63	29
72	20	24**	73	33

*Can also be fabricated without a lip
 Custom sizes available upon request

Project:	
Company Name:	
Contact Name:	
Date:	
Approval:	
Signature:	

TROUGHS Moveable Planters
Size: as per plan



2 DIVIDING PLANTER
Scale NTS

CUBES PRODUCT SPECIFICATION SHEET 09/17/21

Material: 0.125" marine grade 5052 aluminum
Finish: Durable, UV rated powder coat
Colour: Sterling Mocha Cloud, Slate Night Carbon, Tuscan Snow
Drainage Holes: Yes, No drainage holes available upon request
Top Lip: Standard 1" lip

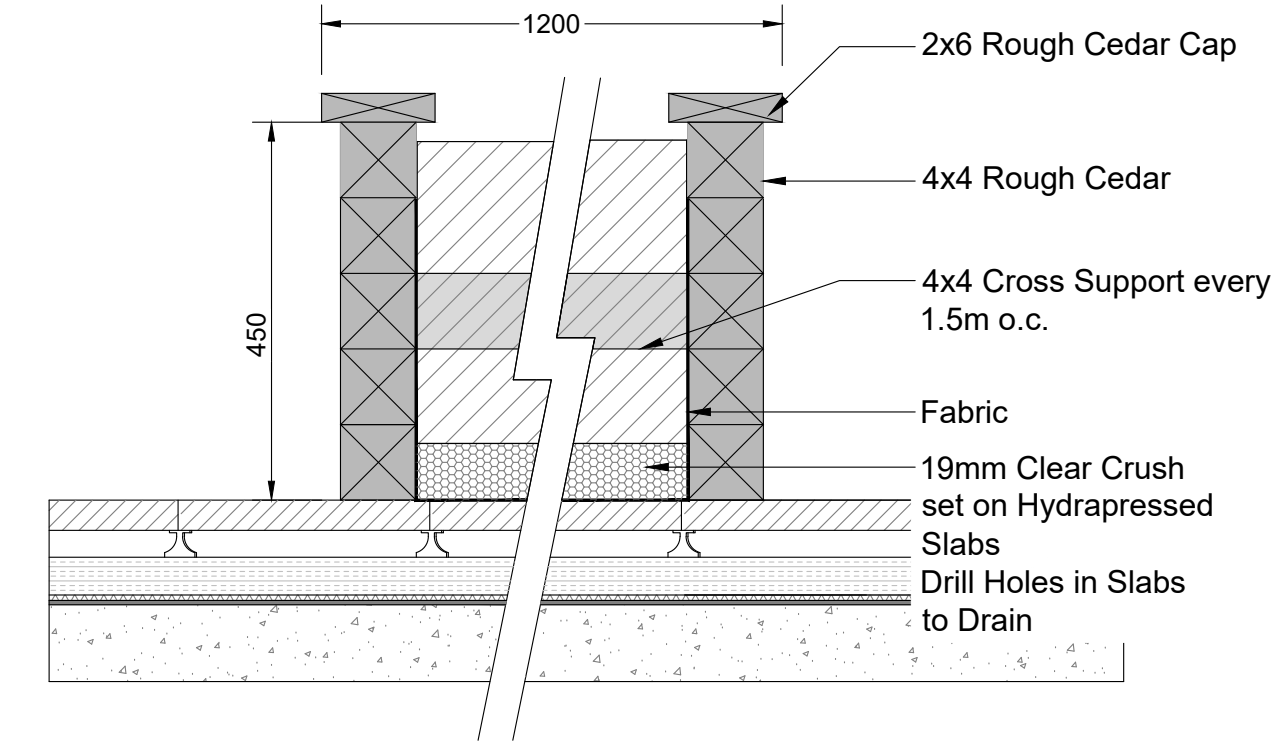
Dimensions (in):			Weights	
L	W	H	lbs	kg
16	16	16	16	7
20	20	20	25	11
24	24	24	36	16
28	28	28	49	22
36	36	36	81	36

*Can also be fabricated without a lip
 Custom sizes available upon request

CUBES Moveable Planters
Size: as per plan



3 PLANTING POT
Scale NTS



- NOTES:**
1. Cap to be sanded smooth.
 2. Cap and exterior of planter to be treated with Sikken's Cetol WB SRD, Colour: #077 (Cedar)
 3. All fasteners to be hot dipped galvanized.

4 COMMUNITY PLANTER
Scale 1:10

Luminaire characteristic:	Power input: 4W to 12W Lumens: up to 430lm (for 3000K, 80CRI) Luminaire efficacy: Up to 35lm/W
Source:	WHITE LED module (LM-80 tested) 3000K : 80CRI, 4000K : 80CRI
Lumen maintenance:	70% of initial lumens at 50 000 hours (L70) (LM79 tested)
Optic:	Downward Asymmetric
Material:	Body: Die-cast Diffuser: Toughened glass Recessed housing: Polypropylene
Mounting:	Wall recessed cast in concrete. Supplied with a two part housing installation kit, anchor screws, bolts, locking system and adhesive template to ensure perfect alignment when installing. Connections to be done inside the back box.
Electrical:	See remote power supply options on page 6
Finish:	Concrete
Weight:	1.8 lbs (0.8 kg) to 3.97 lbs (1.8 kg).
Warranty:	5 year limited warranty
Rating:	IP65, IK06
Certification:	eULus listed for Wet location



WALL LIGHT
 Product: GHOST Horizontal, 10W 280 lm
 Manufacturer: Iguzzini
<https://www.iguzzini.com>
 1 (604) 215-1539
 Supplier: CD/M2 LIGHTWORKS
 Contact: Meghan Boyd
 Tel: 604 215 7721
 meghan@cdm2lightworks.com

Note: lighting fixture selection to be coordinated with electrical.

5 WALL LIGHT
Scale NTS



Manufacturer: Dekko or approved equal
 Model: Belmont
 Colour: Natural

6 FIRE PIT
Scale NTS



Bollard Light
 Model: 15602BZ-LED (Atlantis Square Large LED Bollard)
 Finish: Bronze
 Mount: as per Manufacturer's specifications
 Manufacturer: Hinkley
 Supplier: TerraDek Outdoor Lighting
 Sales Representative: Gerry De La Vega
 gerryd@terradek.com

Or Approved Equal

7 BOLLARD
Scale NTS

MCH-1700-00005 FORO SERIES
 Legacy #FRST1700-BH-MSF-M1

MATERIALS: The stool frame is constructed from steel tube. The seat is laser formed steel. The back is made of a solid aluminum casting.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The stools come pre-assembled.

TO SPECIFY: Select MCH-1700-00005
 Choose: Powdercoat Color

HEIGHT: 42.84" (109.1cm) WIDTH: 20" (50.7cm) DEPTH: 23.75" (60.3cm) WEIGHT: 22.82lbs (10.28kg)

MAGLIN stool furniture

8 BAR HEIGHT STOOL CHAIR
Scale NTS

No.	By:	Description	Date
5	KM	Issued for DP	2024-03-12
4	KM	Issued for DP	2023-11-01
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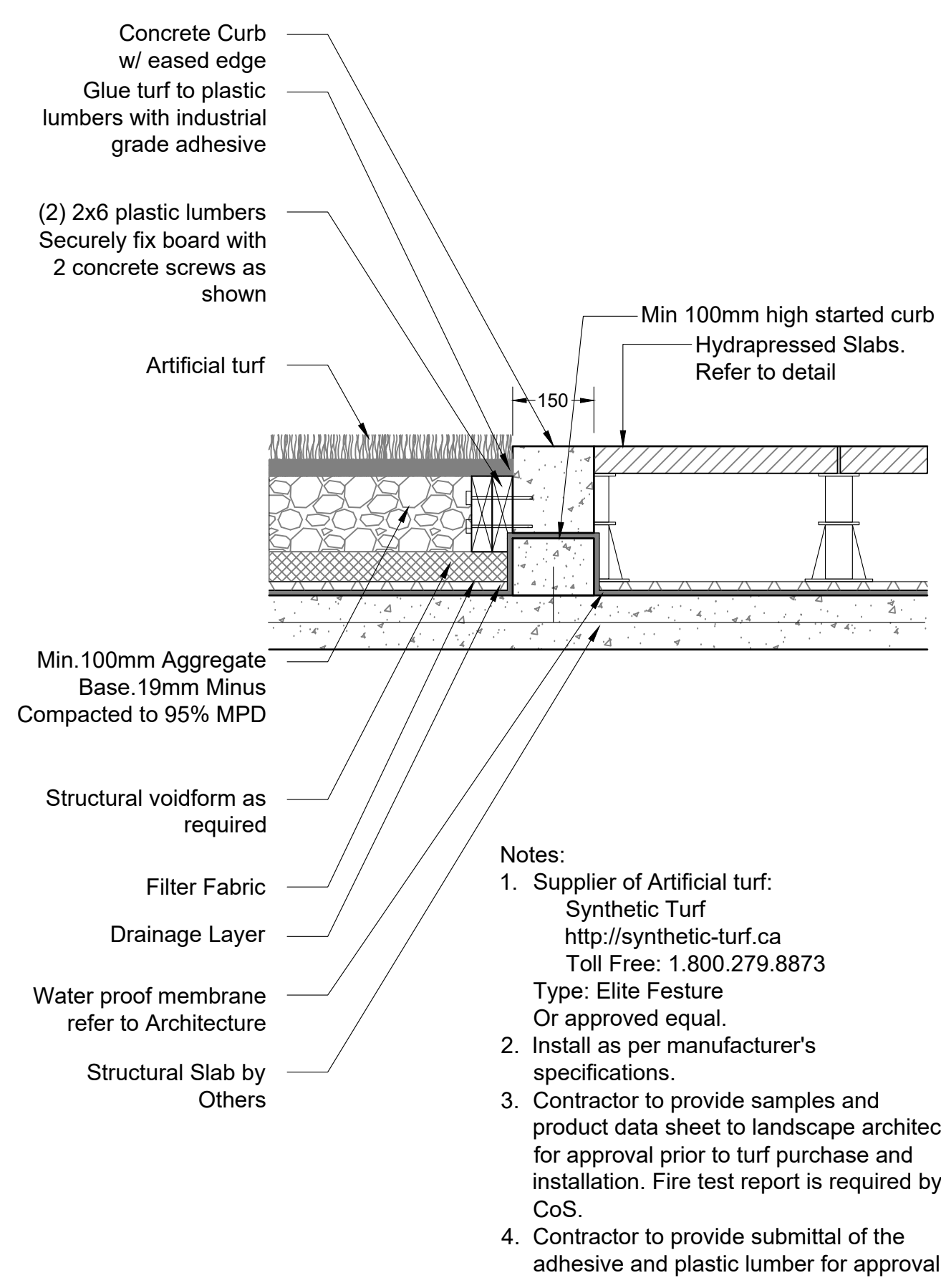
Project:
3805 LAKESHORE ROAD DEVELOPMENT

Location:
3805 LAKESHORE ROAD KELOWNA, B.C.

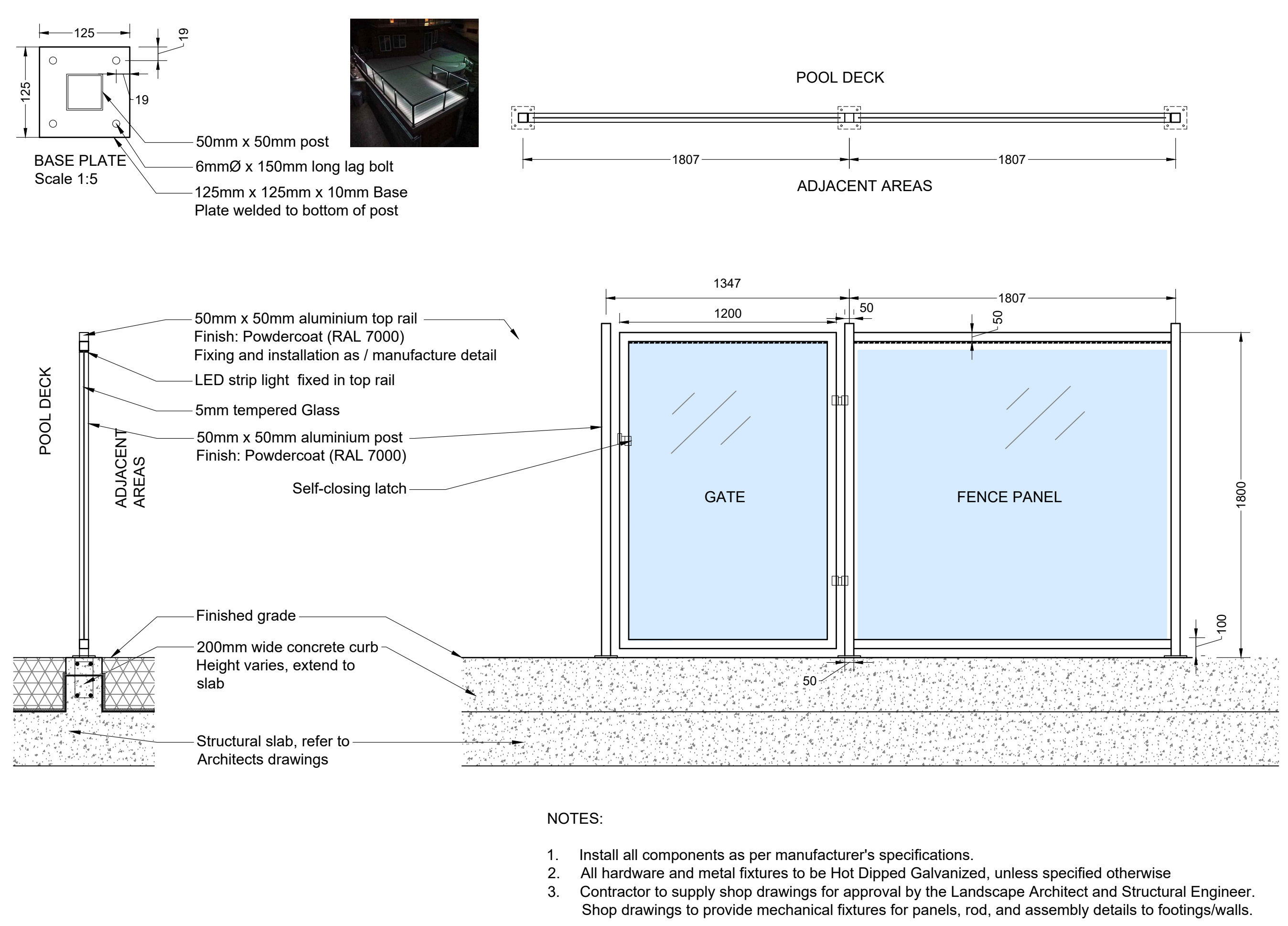
Drawn: AH	Stamp:
Checked: KM	
Approved: SH	
Scale: AS SHOWN	

Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

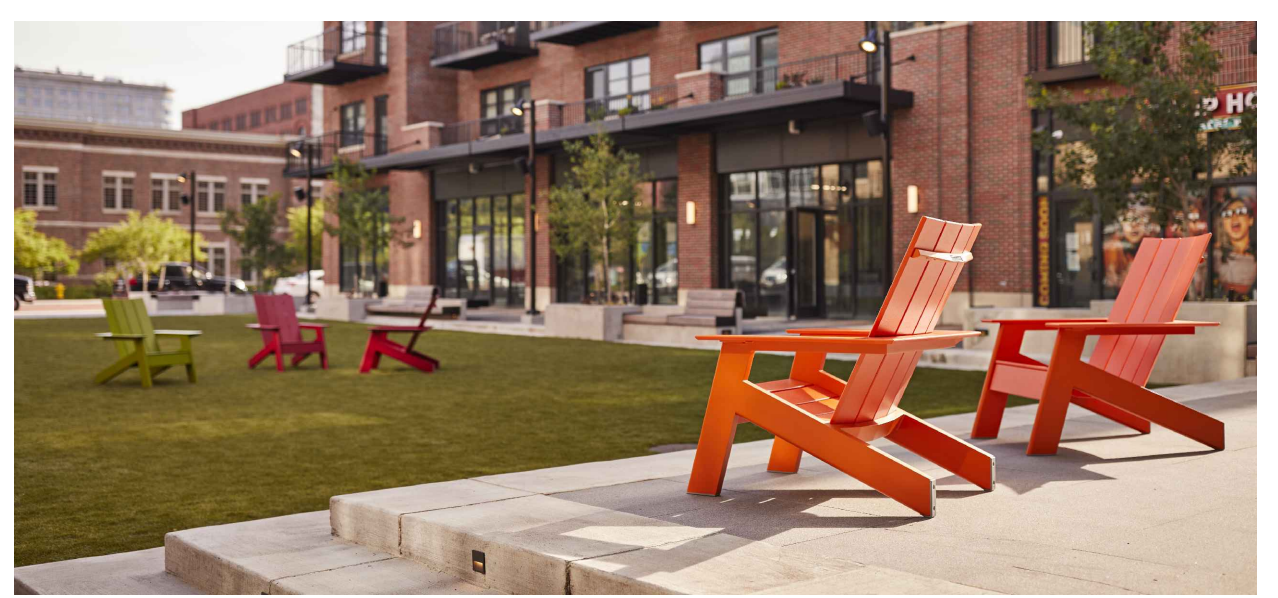


1 ARTIFICIAL TURF ON SLAB
 Scale NTS



2 TRELLIS
 Scale NTS

3 1.8M GLASS FENCE
 Scale 1:20



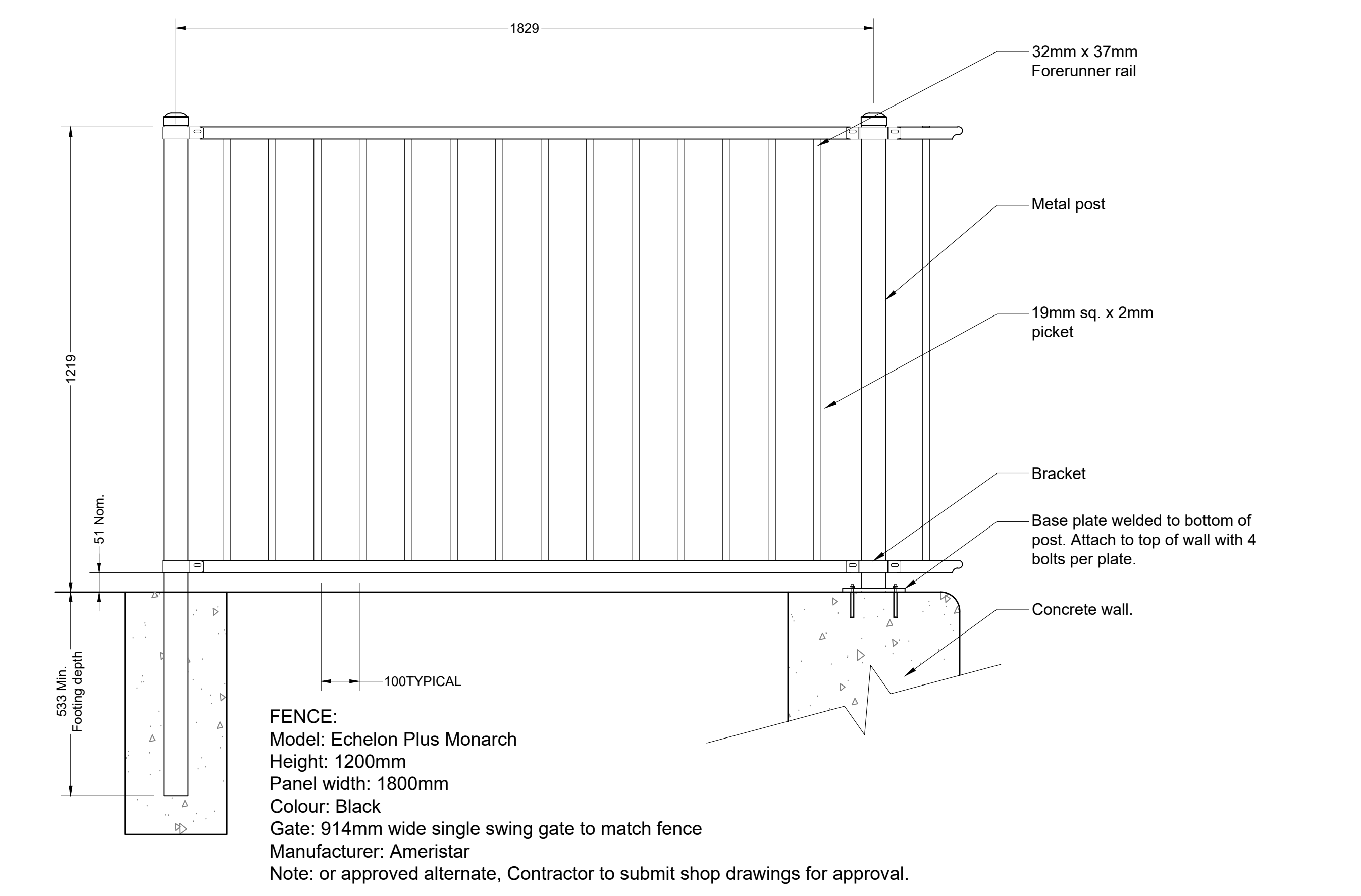
Lounge Chair
 Product: Americana
 Color: Leaf Green
 Manufacturer: Landscapeforms
 www.landscapeforms.com
 or Approved Equal

4 ADIRONDACK CHAIR
 Scale NTS



POTTING TABLE
 Model #: 8593268
 Size: 45-1/2" W x 59" H x 23-3/4" deep overall
 Material: Wood
 Supplier: Gardeners Supply Company
 www.gardeners.com

6 POTTING TABLE
 Scale NTS



7 PICKET FENCE
 Scale 1:10



Dining Table
 Model: Morrison Table
 Size: 80" x 40" x 31" (LxWxH)
 Frame Colour: Silver (powdercoated aluminum)
 Manufacturer: Landscape Forms Inc.
 e. comments@landscapeforms.com
 p. 800.521.2546
 Or approved equal

5 DINING TABLE AND CHAIRS
 Scale NTS

No.	By:	Description	Date
5	KM	Issued for DP	2024-03-12
4	KM	Issued for DP	2023-11-01
3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
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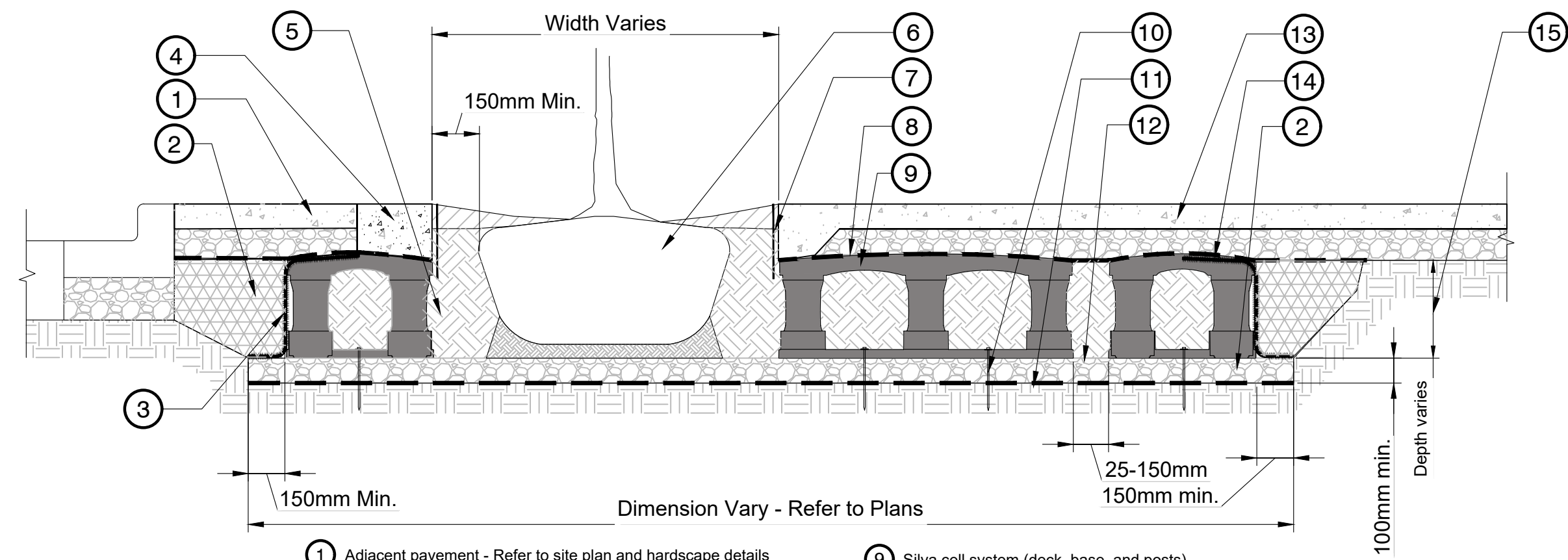
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 3805 LAKESHORE ROAD
 DEVELOPMENT

Location:
 3805 LAKESHORE ROAD
 KELOWNA, B.C.

Drawn: AH	Stamp:
Checked: KM	
Approved: SH	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

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- 1 Adjacent pavement - Refer to site plan and hardscape details
- 2 100mm granular base (19mm minus) compacted to 95% MPD
- 3 Geogrid, wrapped around perimeter of system, with 150mm toe (outward from base) and 300mm excess (over top of deck)
- 4 Ribbon curb at tree opening (to be used with pavers or asphalt)
- 5 Planting soil below root ball. Compacted well to prevent settling.
- 6 Install tree as per Tree Planting - Deciduous Tree detail
- 7 Install approved root barrier system - 'Deeproot' model UB 18-2; 'Vespro' model RS-18; or 'NDS' model
- 8 Geotextile fabric to edge of excavation
- 9 Silva cell system (deck, base, and posts)
- 10 Anchoring spikes
- 11 Silva cell base slope 10% Max.
- 12 25 to 150 mm spacing between Silva Cell bases
- 13 Adjacent surface - Refer to plans
- 14 Cable tie, attaching geogrid to Silva Cell at base of upper leg flare, as needed.
- 15 Silva Cell depth based on model and number of stacked units. Refer to plans for layout and depth.

1 SILVA CELL MSPS
Scale 1:20

L49

EXTERIOR / INTERIOR
StepLight | For walls, stairs, and walkways.
• Wet, damp, and dry location

Ordering Information Clear Form

Date: _____ Quantity: _____
Project: _____ Note: _____
Type: _____

Specifications

Luminaire | Example Code: L49-6-WSD34H-300-1-MA

Product	Version	LED x CR1	Beam	Light Source (lm)	Image Color	Finish
L49	4.0	WSD34H-300	6° spot 12°	6, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000	1 100% AC/DC 2 100% AC/DC 3 100% AC/DC	Aluminum Finish: 01 Silver Frost 02 Matte Black 03 White Powder Coat 04 White Powder Coat 05 White Powder Coat

System Components (Ordered Separately)

Remote Driver: _____ * Consult factory for the alternative option of using remote driver

Important Notes

Specifications

- Refer to page 10 for details on Color Consistency details.
- Refer to page 10 for details on Beam Spread.
- Refer to Appendix B for lighting details for complete details of luminaires with different finish options.

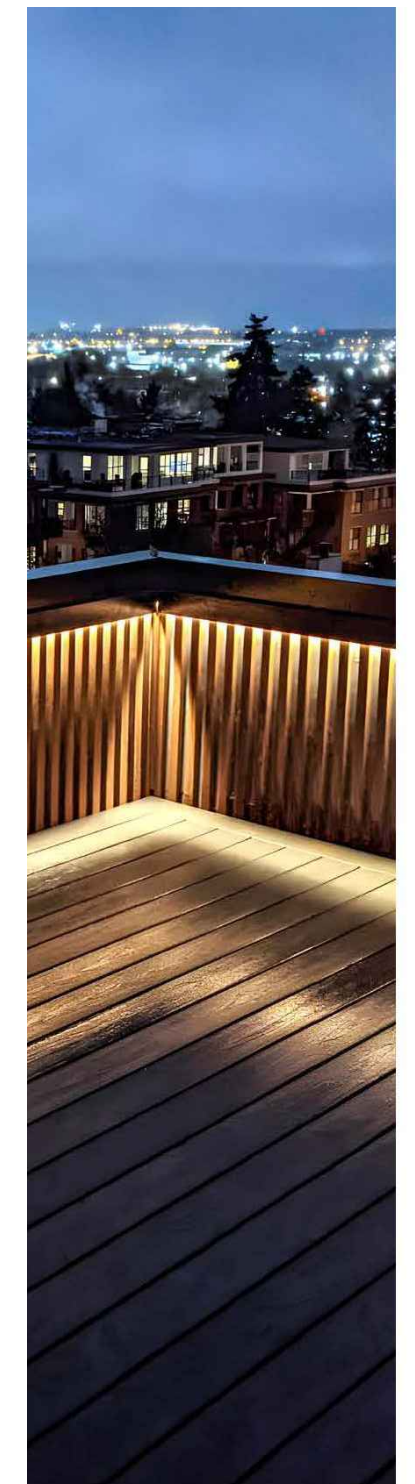
Warranty Notice & Disclaimer

Manufacturer and design to product that is incorporated into system or fixture will not be covered under warranty. Consult MP Lighting for recommended drivers. If the driver has an option to be used with a dimming system, consult driver manufacturer for dimming details before installing. MP Lighting reserves the right to make changes to any of its products. Consult MP Lighting website for most updated documentation.

MP Lighting | www.mplighting.com | info@mplighting.com | 604.708.1184 | L49 Specification Sheet (2022-10-17) | pg.1

STEP LIGHT
Product: L49
Manufacturer: MP Lighting
<https://www.mplighting.com>
1 (604) 708-1184

2 STEP LIGHT
Scale NTS



SL3 - Outdoor Diffusion LED Strip

10 W/M (3W/FT) LED WATTS | 120/M (36/FT) LED/METER | IP67 | 91+ CRI | 24V DC POWER INPUT

Description

The Diffusion SL3 Outdoor is a flexible 10 mm wide linear LED strip. It is available in 18 ft and 32 ft rolls that can be cut every 6 LEDs (50 mm or 2 in).

Custom lengths available upon request.

Specifications

WATTAGE	10 W/M (3W/FT)	ENVIRONMENT	Sounds Approved
VOLTAGE	24 Volts DC	OPERATING TEMP	-40°C to 120°C
ROLL LENGTH	18 ft, 32 ft, Custom Cut	CUTTING POINT	2 in
DIMMABLE	Yes	IP RATING	IP67
LAMP LIFE	50,000 hrs LM-80	WARRANTY	5 Year Warranty
CRI	91+ CRI		

Diagram

Ordering information

ORDERING CODE	LENGTH	VOLTAGE	KELVIN
SL3-061	6m	24v	91
SL3-012	12m	24v	91
SL3-018	18m	24v	91
SL3-032	32m	24v	91

Lumens

2400K	2700K	3000K	3400K	4000K	5000K
718 lm/m (265 lm/ft)	718 lm/m (265 lm/ft)	820 lm/m (303 lm/ft)	816 lm/m (301 lm/ft)	958 lm/m (352 lm/ft)	1034 lm/m (381 lm/ft)

Diffusion Lighting | info@diffusionlighting.com | 1(866) 444-6161 (Toll-Free)

SEAT WALL LIGHT / Guardrail lighting
Product: Diffusion LED Strip
Manufacturer: Diffusion Lighting
<https://www.diffusionlighting.com>
1 (866) 752 7677

Note: lighting fixture selection to be coordinated with electrical.

3 SEAT WALL LIGHT / GUARDRAIL LIGHT
Scale NTS

VDZ+A

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R6 | VST 317
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
5	KM	Issued for DP	2024-03-12
4	KM	Issued for DP	2023-11-01
3	KM	Issued for DP	2023-04-27
2	KM	Issued for DP	2023-03-15
1	AL	Issued for Arborist Report	2023-03-13

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
3805 LAKESHORE ROAD DEVELOPMENT

Location:
**3805 LAKESHORE ROAD
KELOWNA, B.C.**

Drawn: AH LA	Stamp:
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/APPROPRIATE DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED/ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: **DETAILS**
VDZ Project #: **DP2022-76**
Drawing #: **LD-06**

RINCON PEDESTRIAN

Rincon Pedestrian Lighting blends a minimalist form, stainless steel construction, and the unparalleled performance of Cree® LEDs. Precision manufacturing gives shape to the 4.5" square profile and creates a virtually seamless appearance. Optional perforated shades add to the fixture's versatility. Coordinating Rincon Bollards and Rincon Pathway Bollards make it easy to carry the Rincon aesthetic across a project.

PRODUCT DATA

MATERIAL & FINISH	LED LIGHT ENGINE & COVER	INSTALLATION & MAINTENANCE
<ul style="list-style-type: none"> Fixture consists of a 2.2" (4.4 mm) thick white-finished acrylic lens and a cast stainless steel cap. Body is constructed from 316 L stainless steel, with both finish and Ceramic treatment. See below for details. For optional perforated cover, see the Forms+Surfaces Perforated Cover. Custom fill colors are available for the cap/lens. Stainless steel base with a satin finish or a clear textured powdercoat finish. Shades are stainless steel with a satin finish and measure 35.75" (909 mm) high x 4.12" (105 mm) wide. 	<ul style="list-style-type: none"> Custom LED light engine with Cree® LEDs. Features advanced LED technology with 3000, 3500K warm white and 4000K neutral white LEDs. LED driver includes high efficiency, constant output current, with over-voltage, short circuit, and overload protection. LED driver input power is 50-265 VAC. LED has 10,000 dimming capabilities. LED driver certifications include: FCC, UL900 (UL900A), and CE Mark (UL900A). 	<ul style="list-style-type: none"> 3.0" (76.2 mm) thick stainless steel base plate with stainless steel excitation cover: 1.2" (30.5 mm) total thickness. Installation of a surge protector as part of each wire wiring is recommended. Shades are required to be installed separately. Templates available upon request.

SHIELD OPTIONS

- Optional perforated shades can be specified for 1-4 sides of the fixture. Four standard shade designs are available for an extra charge. Please refer to pages 2 and 3 for details.
- Custom shade designs are also available.

MAINTENANCE

- Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

CERAMIC TREATMENT

Ceramic is an invisible surface treatment that offers significantly enhanced protection from weather and graffiti and increases the maintenance ease of stainless steel. Ceramic combines ceramic durability with an unparalleled ability to lock out water spots, fingerprints, graffiti and more. Patented technology bonds nano-silica particles to the surface of the stainless steel. The treatment minimally alters the surface appearance of the stainless and offers numerous benefits:

- Easy Cleaned: The Ceramic treatment creates a surface that simultaneously resists fingerprints and is easy to clean. Water spots, grease marks and more can be quickly wiped away. It also creates an "anti-graffiti" surface - even permanent marker is easily removed with a clean microfibre towel and water.
- Durable: Ceramic-treated materials are abrasion- and scratch-resistant. The treatment is permanent, UV stable, and will not degrade or discolor over time.
- Environmentally Sound: The Ceramic treatment is a non-HCl, water-based process. Because Ceramic surfaces are so easily maintained, cleaning solutions and maintenance are kept to a minimum.

LED LIGHT ENGINE DESCRIPTION

LED ENGINE	DESCRIPTION	COLOR TEMPERATURE	LUMINAIRE LUMENS*	B.I.C. RATING	STARTING TEMPERATURE °C
3000K LED	30W custom LED light engine	3000K	2175	91-104-02	-30
4000K LED	30W custom LED light engine	4000K	2175	91-104-02	-30

*LED lumens represent the absolute luminosity by the luminaires, and indicate the lumens out of the entire fixture.
NOTE: Pole canopy and retrofitable poles can be found on the Rincon Pedestrian product page on our website.

T 800.451.0410 | www.forms-surfaces.com

FORMS+SURFACES

PEDESTRIAN HEIGHT LIGHT
Product: Rincon Pedestrian Lighting
Manufacturer: Forms + Surfaces
<https://www.forms-surfaces.com>
1 (800) 450 0410

4 PEDESTRIAN HEIGHT LIGHT
Scale NTS

LUMINIS SY610 SERIES SYRIOS 6" SURFACE CEILING DOWN LIGHT

TYPE	QUANTITY	PROJECT
CATALOG NUMBER	FIXTURE	SUFFIX
	REFLECTOR	VOLTAGE
	FINISH	OPTION
	OPTION	OPTION

1 Cast aluminum ventilated top cover with ceiling mounting plate.
2 Seamless extruded aluminum cylindrical housing.
3 Fully sealed cast aluminum down light assembly.
4 Sealed cast aluminum lens frame.
5 Clear tempered glass lens.
6 Faceted stainless aluminum reflector.
7 Optional 360° adjustable rotation.

All stainless steel hardware.

SY610

Syrios light module is designed with a tilting mechanism allowing forward and back light adjustability. The 30° directional module allows to aim the light beam in the desired direction, without disturbing the luminaire mounting. The module can be secured using the built-in locking mechanism. Fully adjustable 360° rotation also available. See option AS30.

MATERIALS

Syrios is made of corrosion resistant 306 aluminum alloy with a copper (CU) content of less than 0.16%. The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance. Syrios is standard with a unique proprietary design allowing the sealed LED module to sit within the cylindrical housing. The top cast aluminum cover includes ventilation slots allowing air circulation and cooling of assembly. Syrios SY610 series is standard with 30° optic. See option section for alternate selection.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (dims to 10%) with: 100-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C (-40°F) to 55°C (131°F), output over-voltage protection, output over-current protection and output short-circuit protection with auto-recovery. Standard 4000K, 90CRI. Optional 2700K, 3000K & 3500K. Optional Amber LED for tactile sensitive areas. Wavelength: 384 nm to 507 nm.

LIFE

60,000hrs L₇₀ (based on IESNA TM-21 Test Method and LM-80 data). Up to 70,000hrs L₇₀ (calculated projection from LM-80 data).

FINISH

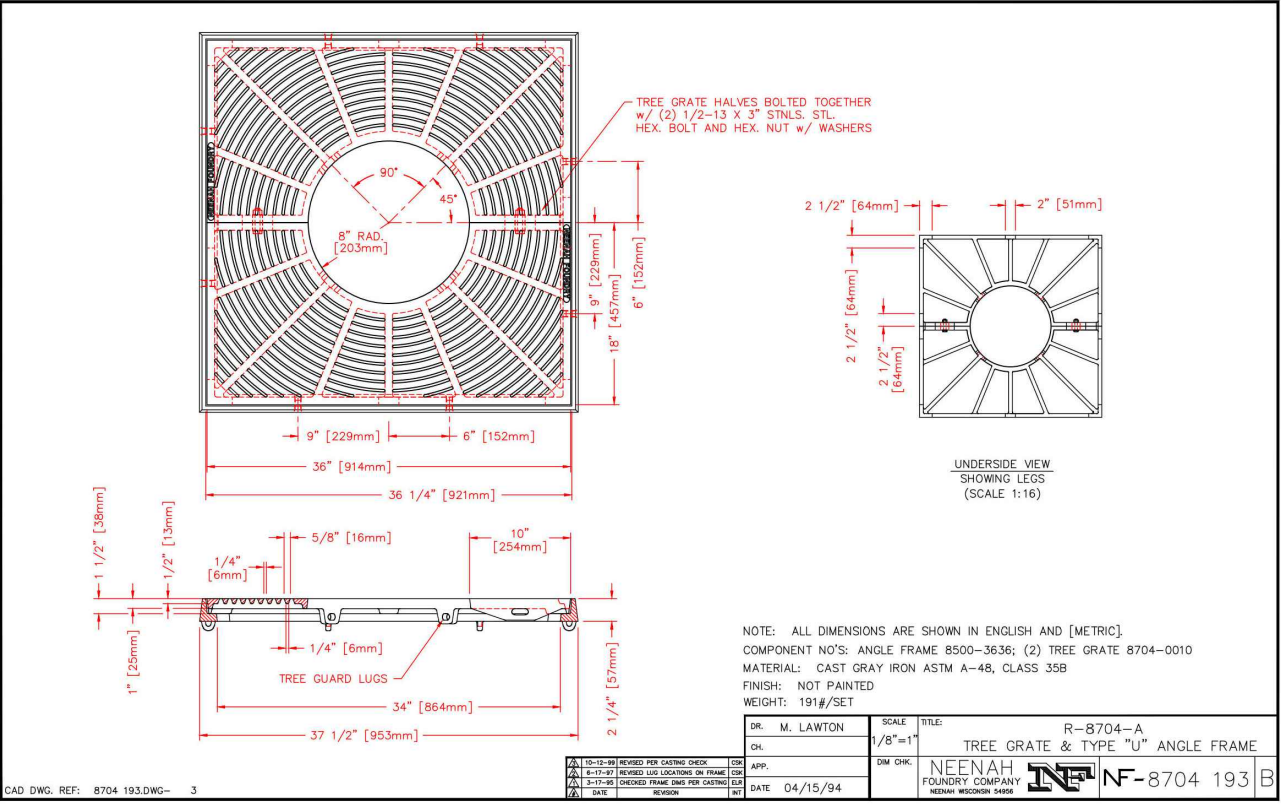
Five-stage preparation process including pre-treating of cast aluminum parts for an extraction, and an environmentally friendly alloy system. Polyester powder coating is applied through an electrostatic process and oven cured for long-term finish.

LUMINIS.COM

CATENARY LIGHT
Product: 6" Surface Ceiling Down Light
Manufacturer: Luminis
<https://www.luminis.com/>
514 683-3883

Note: lighting fixture selection to be coordinated with electrical.

5 CATENARY LIGHT
Scale NTS



TREE GRATE
Model: R-8704-A
Manufacturer: Neenah Foundry
Install as per manufacturer specifications

NOTE: ALL DIMENSIONS ARE SHOWN IN ENGLISH AND (METRIC)
COMPONENT NOTES: ANGLE FRAME 8000-3636; (2) TREE GRATE 8704-0010
MATERIALS: CAST BRASS FOR ANGLE FRAME, CLASS 200
FINISH: NOT PAINTED
WEIGHT: 19.6 LB (8.9 KG)

DR. M. LARSON | 04/11/24 | R-8704-A | TREE GRATE 6" TYPE "C" ANGLE FRAME
DATE: 04/11/24 | NEENAH | NEENAH FOUNDRY | 1931 W. WASHINGTON ST. | APPLETON, WI 54912 | USA

6 TREE GRATE
Scale NTS

Z:\PROJECTS\DEVELOPMENT PERMUTATIVE\DP2022-76 3805 LAKESHORE ROAD.DWG\SHEET(SLD)-01 DETAILS.DWG

12 March 2024

Attn: Lara Reid

Jim Pattison Developments
 200 – 879 Marine Drive
 North Vancouver, BC V7P 1R7

RE: 3805 Lakeshore Road – Zoning Summary Spreadsheet: Landscape Requirements

The following table summarizes the proposed landscape buffer improvements for the site.

Landscaping Standards	Zone	Proposed
	VC1	VC1
<i>Min. Number of Trees within Landscape Areas</i>	Total: 13	Total: 13
<i>Minimum Growing Medium Area</i>	75% soil based landscaping & no minimum is soil cells are installed	75% on residential frontage and no minimum on commercial frontage as soil cells are utilized.
<i>Minimum Landscaping for surface parking lot over 15 vehicles.</i>	Not applicable as all parking is located within the parkade.	
<i>Maximum / Minimum Tree Spacing</i>	Minimum tree spacing is based on site requirements for sightlines or accessibility along with standard planting practices for the tree species. Trees may be planted closer together as needed and additional trees are highly encouraged. Spacing is not dictated by requirements for the number of trees required in the Landscape Area.	
<i>Minimum Setback from buildings, raised patios, and balconies to on-site trees</i>	Large 3m radius* Medium 2m radius* Small 1m radius* * Up to second storey of the building. Any underground parkade or structure to be setback 1m measured from centre of tree at finished grade	Large 3m radius* Medium 2m radius* Small 1m radius* * Up to second storey of the building. No underground structures (i.e. parkade) present.
<i>Min. Deciduous Tree Planting Stock Caliper</i>	Large 5cm Medium 4cm Small 3cm	Large 5cm Medium 4cm Small 3cm
<i>Min. Coniferous Tree Planting Stock Height</i>	250 cm	250 cm

<i>Min. Ratio between Tree size</i>	Large	50% min.	Large	0% ¹
	Medium	No min. or max	Medium	38%
	Small	25% max.	Small	62% ¹
	Large	30 m ³ if single 20 m ³ if pair	Large	N/A
<i>Min. Growing Medium Volumes per Tree</i>	Medium	15 m ³ if shared	Medium ²	15 m ³ - pair
		20 m ³ if single 15 m ³ if pair		12 m ³ - shared
	Small	12 m ³ if shared	Small ²	15 m ³ - single
		15 m ³ if single 12 m ³ if paired 10 m ³ if shared		12 m ³ - pair 10 m ³ - shared
<i>Notes:</i>	<p>¹Variance to minimum ratio between tree sizes due to 2m setback from building to property line and overhead balconies not allowing for the minimum setbacks for large trees. Therefore, large trees have been excluded from landscape areas. However, four large trees have been placed elsewhere on-site.</p> <p>²Soil cells have been proposed to connect landscape areas to create shared growing medium volumes, where possible.</p>			

Please let me know if you have any questions or need for clarification.

Sincerely,

Kim McNamee | MBCLSA, CSLA, BLA
Landscape Architect
VDZ+A Consulting inc.

KM

March 12, 2024



COST ESTIMATE FOR BONDING

Date Issued: 12/03/2024

Attention:	Lara Reid	VDZ File Number:	DP2022-76
Firm Name:	Jim Pattison Developments	DP Application Number:	
Address/Fax:	200-879 Marine Drive	Project Name:	3805 Lakeshore Rd
	North Vancouver, BC	Prepared by:	KM
	V7P 1R7	Checked by:	SH

Re: Cost Estimate for Bonding

Dear Lara,

Please find attached a cost estimate for bonding for the development permit application 3805 Lakeshore Road Development. Key Components of this estimate include:

HARDSCAPE	\$177,325.00
SOFTSCAPE	\$54,175.50
IRRIGATION	\$13,200.00
WALLS AND FENCES	\$107,195.00
LIGHTING	\$10,000.00
FURNISHINGS	\$76,400.00
OVERALL TOTAL:	\$428,295.50

This estimate is for bonding only. This estimate has been prepared for Landscape works only, and does not include civil works, architectural elements, large-scale earthworks and fill, electrical or mechanical works etc. The cost estimate is not to be used for construction cost budgeting purposes or any other use other than for bonding at the development permit stage.

Signature:	15/03/2023	Date:	Seal:
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FORT LANGLEY STUDIO 101-9181 Church Street Fort Langley, BC V1M 1A0	MOUNT PLEASANT 102 - 355 Kingsway Vancouver, BC V5T 3J7
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Project Name: 3805 Lakeshore Rd
VDZ File Number: DP2022-76

Detailed Cost Breakdown

Category	Description	Quantity	Unit	Unit Cost	Price
HARDSCAPE					
Concrete Paving	Installed to MMCD Standards	100	m2	\$95.00	\$9,500.00
Patio Paving	Slab Pavers	346	m2	\$150.00	\$51,900.00
Amenity Area Paving	Hydrapressed Pavers	179	m2	\$200.00	\$35,800.00
Amenity Area Walkway	Concrete	277	m2	\$95.00	\$26,315.00
Decking	Composite Decking	135	m2	\$145.00	\$19,575.00
Concrete Unit Pavers	At grade	147	m2	\$105.00	\$15,435.00
Artificial Turf		94	m2	\$125.00	\$11,750.00
Granular	Decorative Rock	102	m2	\$30.00	\$3,060.00
Granular	Drip Strips	13	m2	\$30.00	\$390.00
Concrete Stairs	2 or 3 step sets for entrances.	6	Each	\$600.00	\$3,600.00
Subtotal					\$177,325.00
SOFTSCAPE					
Soil	Imported (Depth at 450mm for shrubs, 150mm for turf + 1m for trees)	211	cubic meters	\$30.00	\$6,330.00
	Landscape Area Trees (10-20 cu.m, varies per bylaw)	97	cubic meters	\$30.00	\$2,910.00
Soil Cells	Landscape Area Trees (10-20 cu.m, varies per bylaw)	70.5	cubic meters	\$100.00	\$7,050.00
Mulching	50mm Depth	17	cubic meters	\$22.00	\$374.00
Sod	As per specification	195	m2	\$3.50	\$682.50
Deciduous Trees	Installed to BCLNA Standards	28	Each	\$485.00	\$13,580.00
Coniferous Trees	Installed to BCLNA Standards	6	Each	\$485.00	\$2,910.00
Tree Stakes	Installed to BCLNA Standards	68	Each	\$8.00	\$544.00
Shrubs/groundcovers/grasses	General Price	700	Each	\$11.00	\$7,700.00
Installation	materials				\$12,095.00
Subtotal					\$54,175.50
IRRIGATION					
Irrigation	Including all wires, valves, piping	1	LS	\$12,000.00	\$12,000.00
	Connection to source	1	LS	\$1,200.00	\$1,200.00
Subtotal					\$13,200.00
WALLS AND FENCES					
Patio Fence	1.2m Picket Fence	11	Lm	\$145.00	\$1,595.00
Patio Gate	1.2m Picket Gate	7	Each	\$750.00	\$5,250.00
Pool Fence	1.8m Glass Fence	58	Lm	\$200.00	\$11,600.00
Pool Gate	1.8m Glass Gate	3	Each	\$1,000.00	\$3,000.00
Concrete Wall	Concrete Raised Planters	343	Lm	\$250.00	\$85,750.00
Subtotal					\$107,195.00
LIGHTING					
Lighting(total)		1	LS	\$10,000.00	\$10,000.00
Subtotal					\$10,000.00
FURNISHINGS					
Seating +Tables	Pool Deck Chair	8	Each	\$600.00	\$4,800.00
	Lounge Seating Set w/ Fire Pit	2	Each	\$4,500.00	\$9,000.00
	Lounge Seating Couch Set w/ Coffee Table	2	Each	\$4,000.00	\$8,000.00
	Lounge Seating Set w/ Coffee Table	2	Each	\$2,000.00	\$4,000.00
	Table and Chairs	8	Set	\$750.00	\$6,000.00
	Bar Stools and Table	1	LS	\$2,000.00	\$2,000.00
	Feature customized seating	1	LS	\$10,000.00	\$10,000.00
Stepping Stones		10	Each	\$100.00	\$1,000.00
Garbage Receptacle		1	Each	\$900.00	\$900.00
Movable Planter		9	Each	\$500.00	\$4,500.00
Seat Wall		1	LS	\$2,000.00	\$2,000.00
Outdoor Kitchen	BBQ + Table	1	Each	\$2,500.00	\$2,500.00
Community Garden	Raised planters, Potting Table & Bench, Compost Bin	1	LS	\$9,000.00	\$9,000.00
Cabana		2	Each	\$5,000.00	\$10,000.00
Bike Racks	Premium Bike Racks	3	Each	\$900.00	\$2,700.00
Subtotal					\$76,400.00
Overall Total:					\$428,295.50



1435 Water Street
 Kelowna, BC V1Y 1J4
 250 469-8500
 kelowna.ca

Landscape Water Conservation Report

APPLICANT INFORMATION

Owner	Jim Pattison Developments			Contractor co. name	VDZ+A
Project address	3805 Lakeshore Road			Contractor contact name	Kim McNamee
City	Kelowna			Contractor phone #	778.298.9738
Owner phone #	604 488 5280			Contractor email	Kim@vdz.ca
Owner email	CRAMP@JP-DEVELOPMENTS.COM				
Province	BC	Postal Code:	V7P 1R7	Preferred contact Owner	<input type="checkbox"/> Contractor <input type="checkbox"/>

NOTE: ALL 3 PAGES OF THE APPLICATION MUST BE COMPLETED AND SUBMITTED

LANDSCAPE AND IRRIGATION CHECKLIST

The Applicant in submitting this application, has adhered to:

- Applicable electrical standards and codes
- Applicable plumbing standards and codes
- Applicable backflow prevention standards and codes

The Applicant in submitting this application, has adhered to the irrigation and landscape requirements required for the classification of project as follows:

- Residential property: Bylaw 7900 Schedule 4, Bylaw 10480 Part 4
- Non-residential property: Bylaw 7900 Schedule 4 and Schedule 5, Bylaw 10480 Part 4

Note that checklists for selecting an irrigation contractor are available through the IIABC or the IA. Below is the link to the IIABC checklist.

<https://www.irrigationbc.com/page/selecting-a-contractor>

Where an exemption is required (e.g. golf course or large school field), contact the Water Smart program directly.

Applicant notes pertaining to the application:

Landscape Water Conservation Report

LANDSCAPE WATER USE AREA

Applicant: **Jim Pattison Developments** Address: **3805 Lakeshore Road, Kelowna, BC**

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

843 sq.m.

Note: Include boulevard, and proposed lawn, plants, mulch, pervious decks or paving stones. Do not include areas that are not pervious such as buildings, paved driveways, concrete patios etc.

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water Use (cu.m.)
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (not impervious paving)						
Mulch (Stone, bark or sand)		N/A	N/A	129.1	15%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A		0%	N/A
Pervious paving (ie: AquaPave, Rima Pave)		N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A		0%	N/A
Naturalized area (Existing natural area)		N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1	81.5	10%	65
Watered Planting Beds (shrubs or groundcover)						
<i>Planting Type</i>	<i>Irrig Efficiency</i>					
Low water use plants	High (Drip or Bubbler)	0.3	0.9	76.2	9%	20
Low water use plants	Moderate (Spray or Rotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	330.7	39%	147
Moderate water use plants	Moderate (Spray or Rotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9	30.3	4%	19
High water use plants	Moderate (Spray or Rotor)	0.7	0.7		0%	0
Watered Mown Lawn Areas						
Low		1	0.7	195.2	23%	223
Special Landscape Areas (SLA)						
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Moderate (Spray or Rotor)	1	0.7		0%	0
Sports Lawn (Commercial / Parks)	Moderate (Spray or Rotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
Totals				843	100%	474
Special Landscape Area (SLA) Sub total				0		

*If proposed design conditions are not shown on the form please contact Water Smart 250-460-0678



1435 Water Street
Kelowna, BC V1Y 1J4
250 469-8500
kelowna.ca

Landscape Water Conservation Report

Applicant: **Jim Pattison Developments** Address: **3805 Lakeshore Road, Kelowna, BC**

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Total Landscape Area	843	sq.m.
Landscape Water Budget (WB)	674	cu.m./yr.
Estimated Landscape Water Use (WU)	474	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	200	cu.m./yr.
	OK	

I confirm by completing the attached Landscape Water Conservation Report, that the project will conform to industry best practices for landscape and irrigation installation in Kelowna. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas as identified in the Landscape Area Water Use Area table.

Name of Applicant (person submitting the form) Date: _____

FOR CITY OF KELOWNA OFFICE USE ONLY

The calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and the application is hereby APPROVED with the signature of the Water Manager or designate.

Name of Kelowna Water Smart designate Date: _____
For Water Manager