



ICASA RESORT LIVING

SUMMERLAND, BRITISH COLUMBIA

SUBMITTED FOR RE-ZONING

AUGUST 2, 2016

DEVELOPMENT TEAM

DEVELOPER:
LARK GROUP
1500 - 13737 96 AVE.
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CIVIL:
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1334 ST. PAUL ST.
KELOWNA, BC V1Y 2E1
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CONTACT: MATT CAMERON

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VAN DER ZALM + ASSOCIATES
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CONTACT: JULIAN CARNRITE

CODE CONSULTANT:
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409 GRANVILLE ST.
VANCOUVER, BC V6C 1T2
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CONTACT: FRANKIE VICTOR

DRAWING INDEX

ARCHITECTURAL

- A0 COVER SHEET / DRAWING INDEX
- A1 PROJECT DATA
- A2 CONTEXT PLAN
- A3 OVERALL SITE PLAN
- A4 SITE PLAN
- A5 P3 FLOOR PLAN
- A6 P2 FLOOR PLAN
- A7 P1 FLOOR PLAN
- A8 LEVEL 1 FLOOR PLAN
- A9 LEVEL 2-5 FLOOR PLAN
- A10 LEVEL 6 FLOOR PLAN
- A11 ELEVATIONS
- A12 RENDERING & MATERIALS
- A13 MASSING MODEL VIEWS
- A14 SITE SECTIONS
- A15 CHARACTER IMAGES

LANDSCAPE

- L-01 CONCEPT PLAN
- L-02 PRECEDENT IMAGES

STRUCTURAL

TBD

MECHANICAL

TBD

ELECTRICAL

TBD

CIVIL

TBD

CONSULTANT

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1	2016-08-02	RE-ZONING
NO.	DATE	REVISION

PROJECT:
ICASA RESORT LIVING

CLIENT:
LARK GROUP
DEVELOP BUILD MANAGE

DRAWING TITLE:
COVER
SCALE: N/A

A0

PROJECT DATA

CIVIC ADDRESS:

SUMMERLAND BC

LEGAL ADDRESS:

LOT A, DL 455, ODYD, PLAN 2091 (except PLANS B4126 and KAP53034)

PID: 011-218-860

LOT B, DL 455, ODYD, PLAN 2091

PID: 011-218-908

LOT C, DL 455, ODYD, PLAN 2091

PID: 011-218-932

LOT 1, DL 455, ODYD, PLAN 20906

PID: 007-679-076

ZONING: PROPOSED CD8 ZONE

SITE AREA:

628,417.38 sf

14.43 acres

NET SITE AREA:

292,723.20 sf

*NUMBER PROVIDED BY DISTRICT OF SUMMERLAN

6.72 acres

FSR/FAR

1.52

BUILDING AREAS:

FLOOR LEVEL	PARKING	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	WELLNESS CENTRE
P3	46,929.52	0.00	0.00	0.00	11,232.94	0.00	0.00
P2	55,532.93	0.00	0.00	0.00	10,686.11	8,729.03	2,900.50
P1	59,109.01	6,704.62	474.71	6,579.17	453.13	8,729.03	233.47
L1	0.00	23,721.82	19,457.76	14,214.71	0.00	10,756.16	0.00
L2	0.00	23,721.82	19,457.76	14,647.19	0.00	10,756.16	0.00
L3	0.00	23,721.82	19,457.76	14,647.19	0.00	10,756.16	0.00
L4	0.00	23,721.82	19,457.76	14,647.19	0.00	10,756.16	0.00
L5	0.00	23,721.82	19,457.76	14,647.19	0.00	10,756.16	0.00
L6	0.00	15,014.90	19,457.76	9,819.63	0.00	0.00	0.00
SUB-TOTAL	161,571.45	140,328.63	117,221.29	89,202.25	22,372.18	71,238.87	3,133.98

TOTAL

605,068.65 sf

56,212.72 sm

TOTAL EXCLUDING PARKING

443,497.20 sf

*KITCHEN AND LAUNDRY AT P2 HAVE BEEN INCLUDED IN PARKING AREA

41,202.24 sm

SITE COVERAGE:

32%

*BASED ON P1 LEVEL AND TOWERS ABOVE

BUILDING HEIGHT:

*AS DEFINED BY DISTRICT OF SUMMERLAND ZONING BYLAW

*TALLEST BUILDING HAS BEEN PROVIDED AS DIRECTED BY THE DISTRICT OF SUMMERLAND

BUILDING A

AVERAGE BUILDING GRADE:

404.75 m

NUMBER OF STOREYS:

7

BUILDING GRADE:

404.00

BUILDING HEIGHT:

76.04 ft

23.18 m

PARKING:

SITE 1 (BUILDINGS A,B,C,D)

P3 100

P2 116

P1 145

SURFACE PARKING 15

376

SITE 2 (BUILDING E)

P2 25

P1 26

SURFACE PARKING 3

54

UNIT COUNT

SITE 1 (BUILDINGS A,B,C,D)

FLOOR LEVEL	BUILDING A		BUILDING B		BUILDING C		MEMORY CARE
	1 BR	2 BR	1 BR	2 BR	1 BR	2 BR	SLEEPING ROOM
P3	0	0	0	0	0	0	18
P2	0	0	0	0	0	0	18
P1	0	3	0	0	0	0	0
L1	1	15	1	12	14	2	0
L2	1	15	1	12	15	2	0
L3	1	15	1	12	15	2	0
L4	1	15	1	12	15	2	0
L5	1	15	1	12	15	2	0
L6	1	9	1	12	10	1	0
	6	87	6	72	84	11	36
SUBTOTAL		93		78		95	
TOTAL		302					

SITE 2 (BUILDING E)

FLOOR LEVEL	1 BR	2 BR
P2	0	0
P1	0	0
L1	1	6
L2	1	6
L3	1	6
L4	1	6
L5	1	6
SUBTOTAL	5	30
TOTAL		35

PARKING REQUIRED

BUILDING	UNITS	SPACES REQ'D	
BUILDING A	93 x 1.18 =	110 +13 VISITOR=	123
BUILDING B	78 x 1.18 =	92 +11 VISITOR=	103
BUILDING C	95 x 1.18 =	114 +14 VISITOR=	128
BUILDING D	36 1 SPACE / 3 SLEEPING ROOMS	12 +5 VISITOR=	17
TOTAL	302	328 +50 VISITOR=	371

BUILDING	UNITS	SPACES REQ'D	
BUILDING E	35 x 1.40 =	49 +5 VISITOR=	54

BUILDING CODE SUMMARY

REFERENCE DOCUMENTS:

BRITISH COLUMBIA BUILDING CODE, 2012 EDITION - F

GHL CONSULTANTS ALTERNATIVE SOLUTION

MAJOR OCCUPANCY:

GROUP C, UP TO (6) STOREYS, SPRINKLERED

GROUP B, DIVISION 3 (AT BUILDING D ONLY)

CONSTRUCTION TYPE:

COMBUSTIBLE

NON-COMBUSTIBLE (AT BUILDING D ONLY)

PROPOSED BUILDING HEIGHT:

BUILDING A 6 STOREYS

BUILDING B 6 STOREYS

BUILDING C 6 STOREYS

BUILDING D 2 STOREYS

BUILDING E 6 STOREYS

*REFER TO GHL CONSULTANTS ALTERNATIVE SOLUTION

PROPOSED BUILDING AREA:

BUILDING A 23,554.57 sf

BUILDING B 19,457.76 sf

BUILDING C 14,647.19 sf

BUILDING D 10,686.11 sf

BUILDING E 12,206.87 sf

*REFER TO GHL CONSULTANTS ALTERNATIVE SOLUTION

STREETS FACING:

1

SPRINKLER SYSTEM:

REQUIRED

CONSULTANT

dc a

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NO.	DATE.	REVISION.

PROJECT:

ICASA RESORT LIVING

CLIENT:

LARK GROUP

DEVELOP BUILD MANAGE

DRAWING TITLE:

PROJECT DATA

SCALE: N/A

A1



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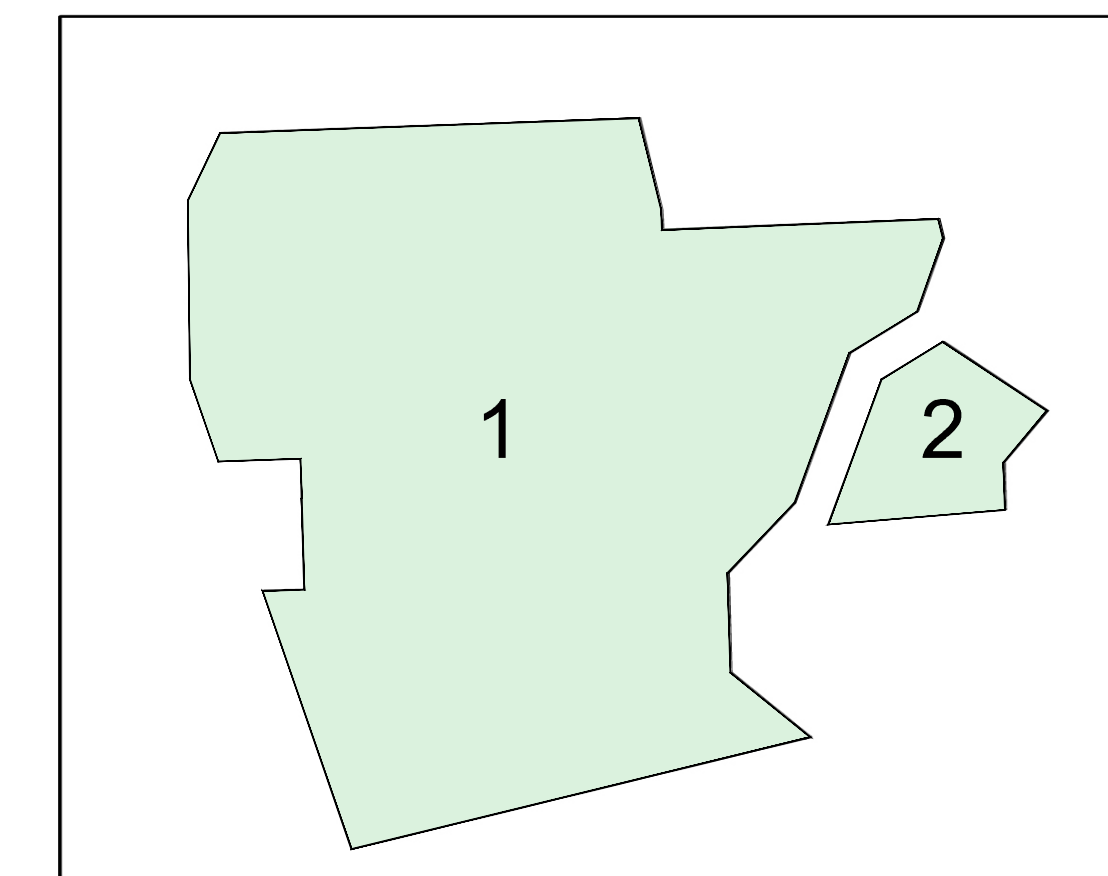
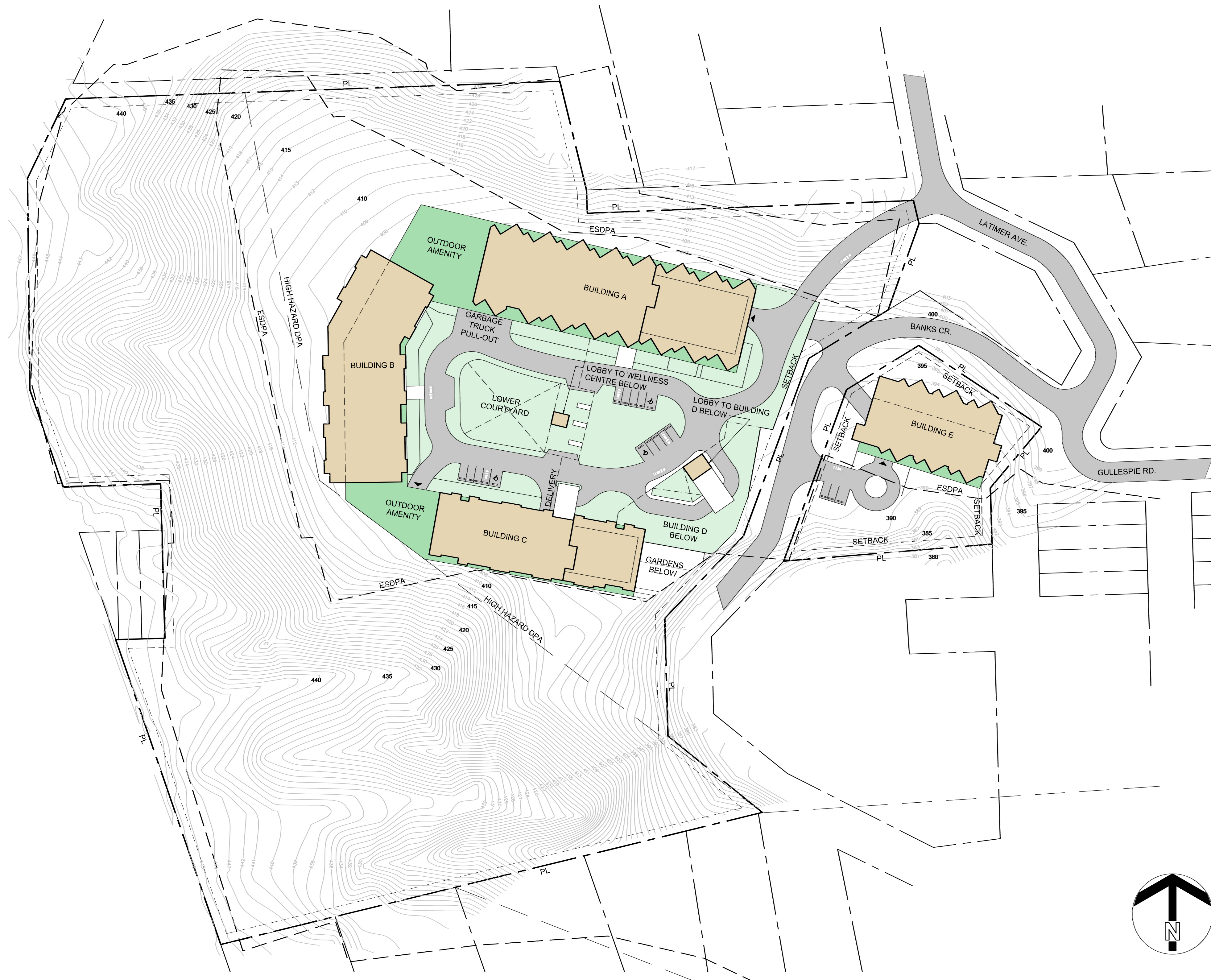
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PROJECT:
ICASA RESORT LIVING

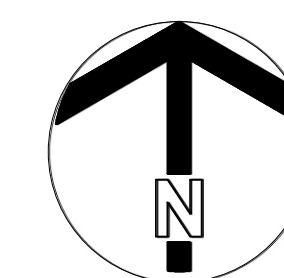
CLIENT:
LARK GROUP
DEVELOP BUILD MANAGE

DRAWING TITLE:
CONTEXT PLAN
SCALE: 1:2000

A2



SITE LEGEND



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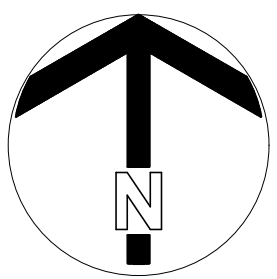
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PROJECT:
ICASA RESORT LIVING

CLIENT: **LARK GROUP**
DEVELOP BUILD MANAGE

DRAWING TITLE:
OVERALL SITE PLAN
SCALE: 1/64"=1'-0"

A3



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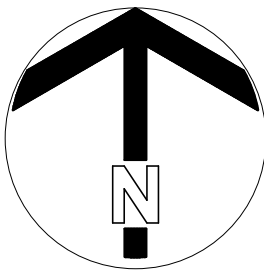
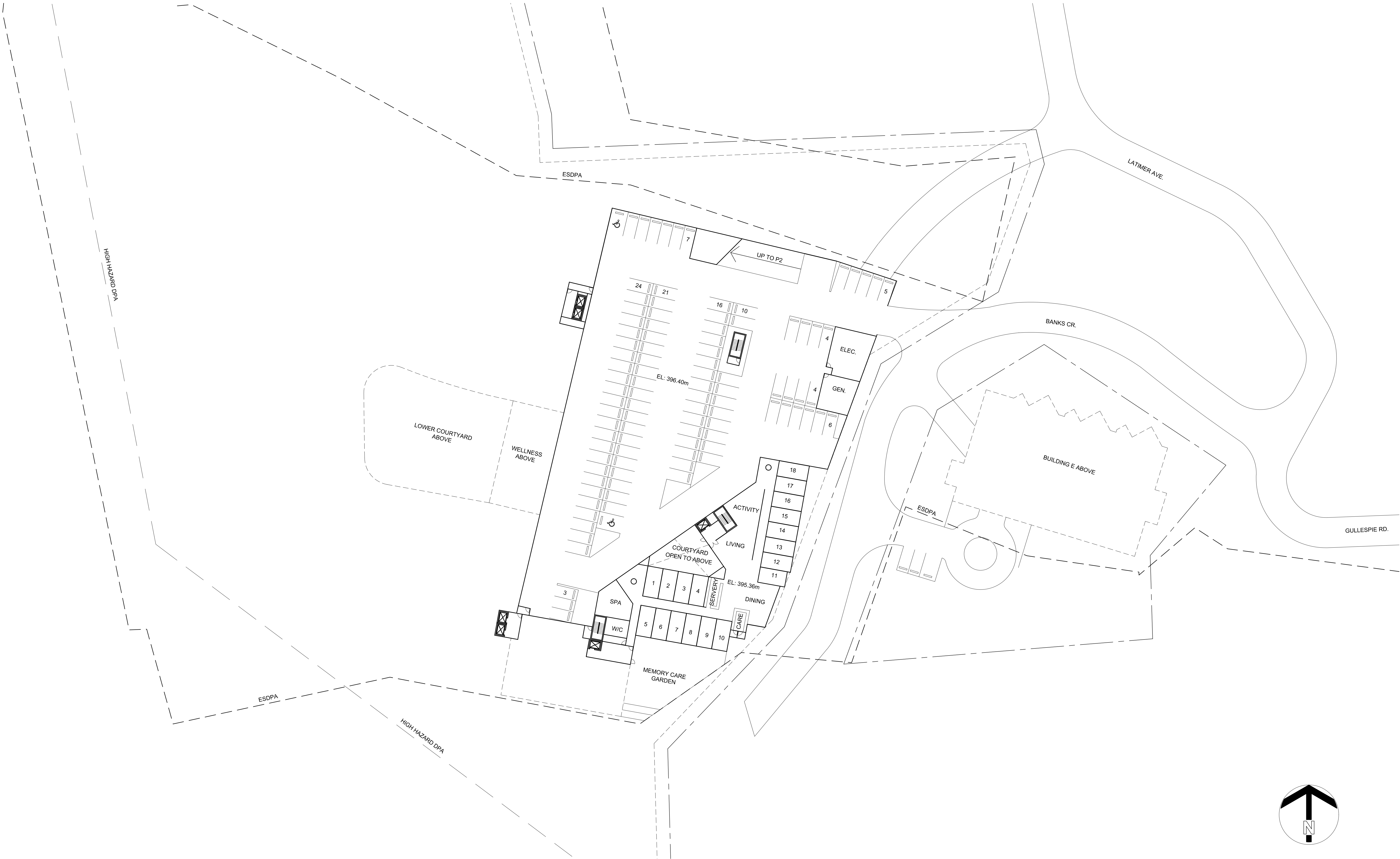
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PROJECT:
ICASA RESORT LIVING

CLIENT:
LARK GROUP
DEVELOP BUILD MANAGE

DRAWING TITLE:
SITE PLAN
SCALE: 1/32"=1'-0"

A4



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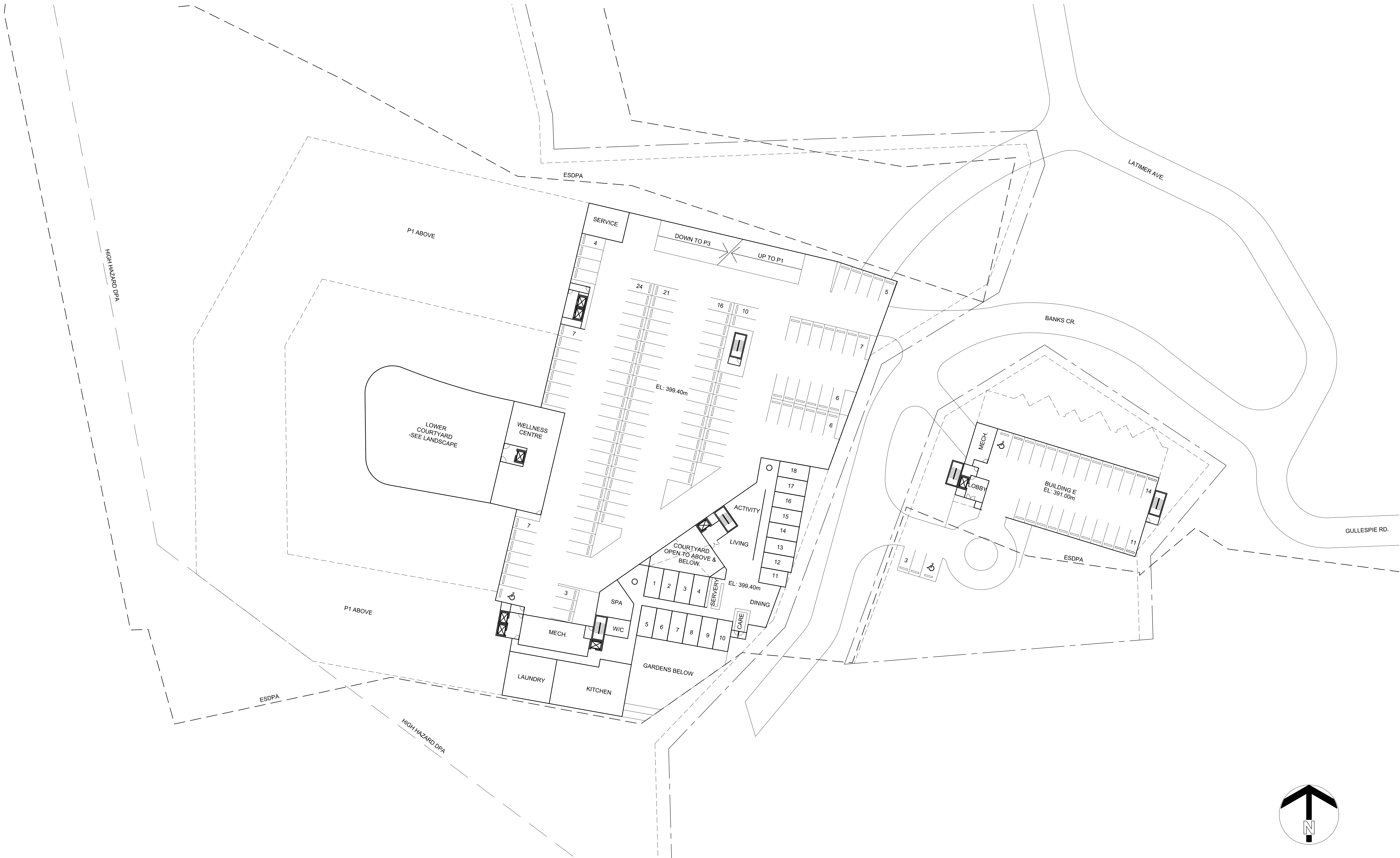
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PROJECT:
ICASA RESORT LIVING

CLIENT:
LARK GROUP
DEVELOP BUILD MANAGE

DRAWING TITLE:
P3 FLOOR PLAN
SCALE: 1/32"=1'-0"

A5



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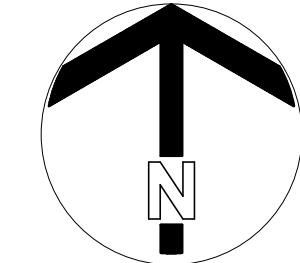
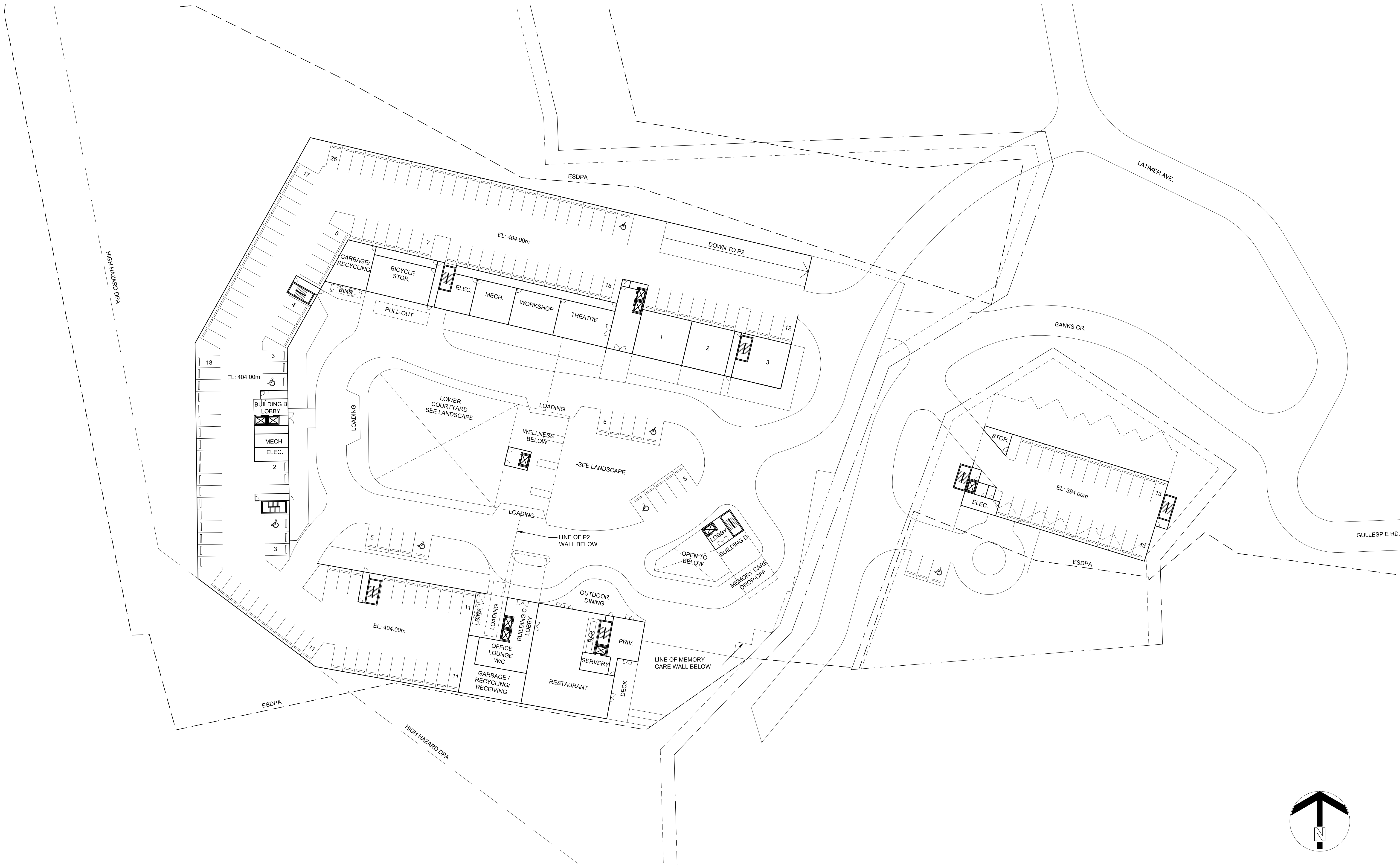
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PROJECT:
ICASA RESORT LIVING

CLIENT:
LARK GROUP
DEVELOP BUILD MANAGE

DRAWING TITLE:
P2 FLOOR PLAN
SCALE: 1/32"=1'-0"

A6



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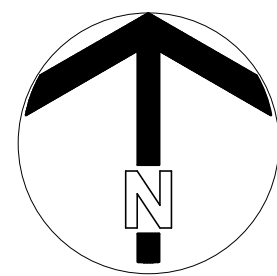
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PROJECT:
ICASA RESORT LIVING

CLIENT: **LARK GROUP**
DEVELOP BUILD MANAGE

DRAWING TITLE:
P1 FLOOR PLAN
SCALE: 1/32"=1'-0"

A7



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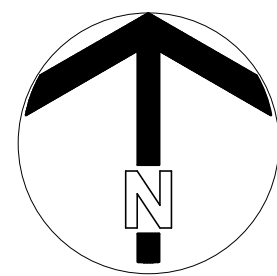
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CLIENT:
LARK GROUP
DEVELOP BUILD MANAGE

DRAWING TITLE:
L1 FLOOR PLAN
SCALE: 1/32"=1'-0"

A8



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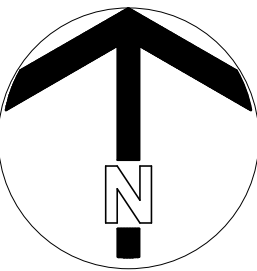
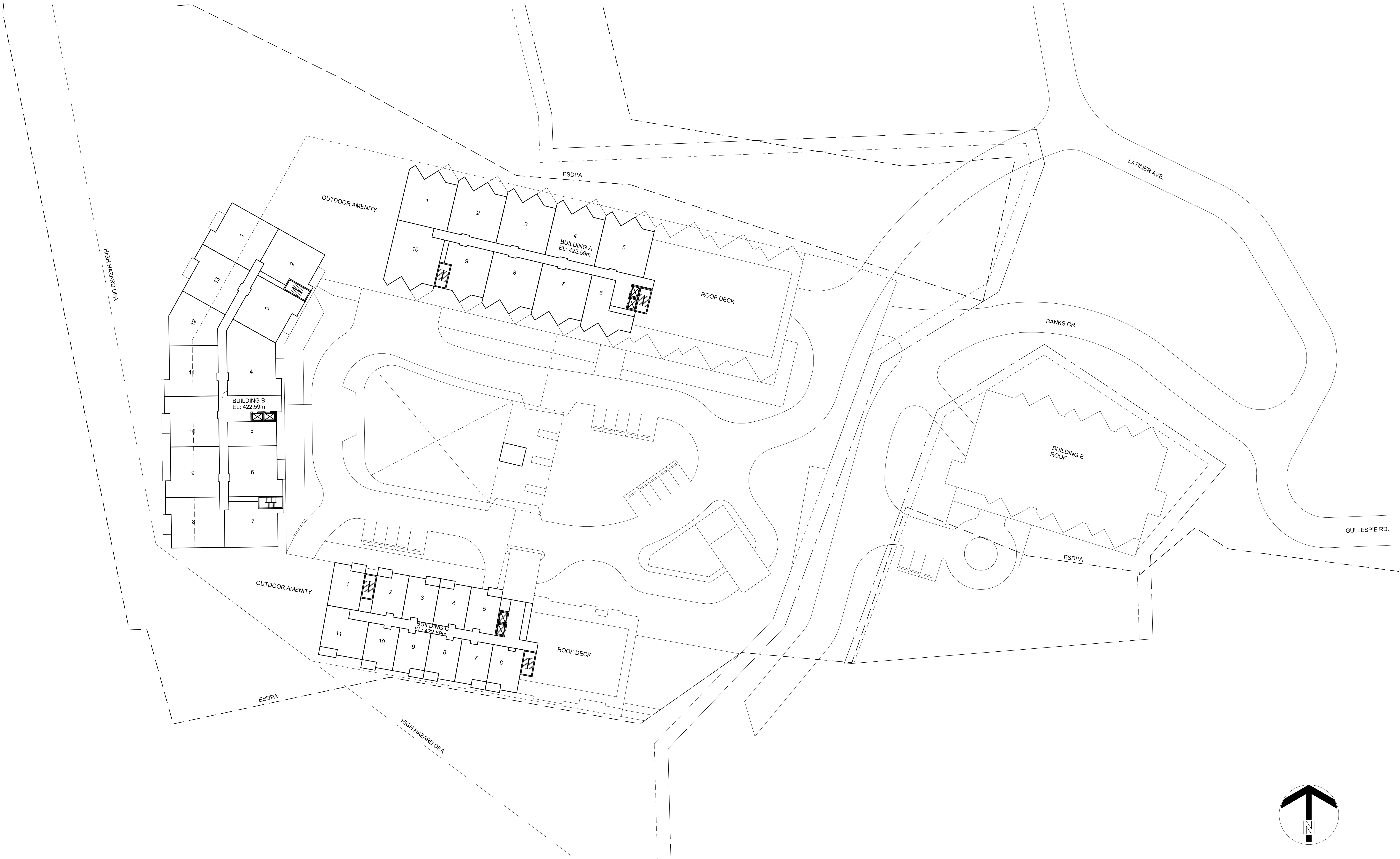
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PROJECT:
ICASA RESORT LIVING

CLIENT:
LARK GROUP
DEVELOP BUILD MANAGE

DRAWING TITLE:
L2-5 FLOOR PLAN
SCALE: 1/32"=1'-0"

A9



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CLIENT:
LARK GROUP
DEVELOP BUILD MANAGE

DRAWING TITLE:
L6 FLOOR PLAN
SCALE: 1/32"=1'-0"

A10



BUILDING A SOUTH ELEVATION



BUILDING B EAST ELEVATION



BUILDING B MODEL VIEW



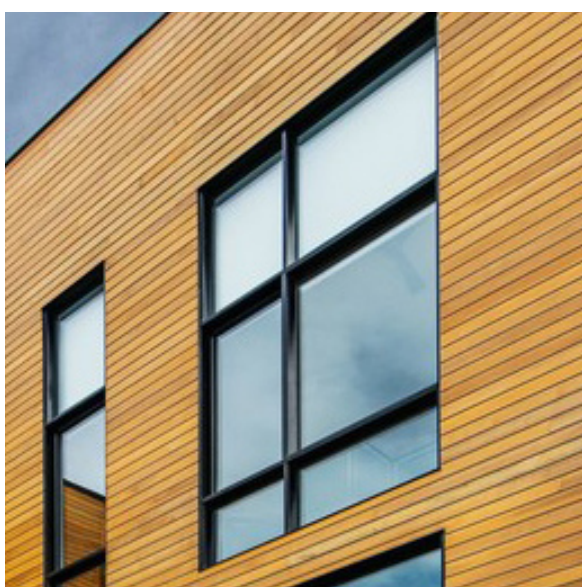
1. FIBRE CEMENT NICHHA CEDAR SIDING



2. STONE VENEER



3. SOLID WOOD ENTRY TREL-LIS



4. BLACK VINYL WINDOWS



5. GREY STUCCO



6. WOOD CLAD COLUMNS & 7. ALUM. GLASS GAURD

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1	2016-08-02	RE-ZONING
NO.	DATE.	REVISION.

PROJECT:
ICASA RESORT LIVING

CLIENT:
LARK GROUP
DEVELOP BUILD MANAGE

DRAWING TITLE:
MODEL VIEW & MATERIALS

A12

MARKET HOUSING

MEMORY CARE

PARKING LEVELS

INDEPENDENT LIVING

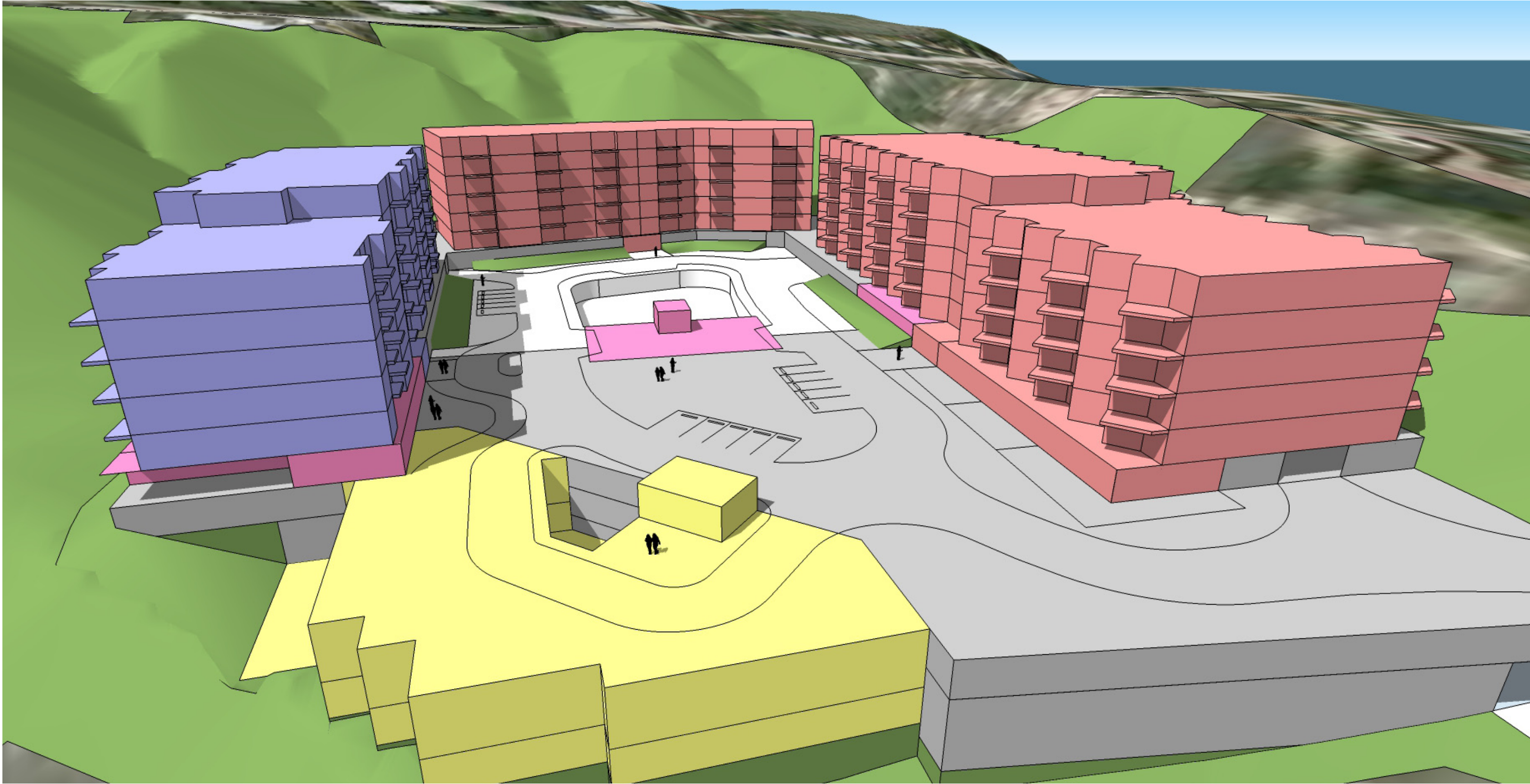
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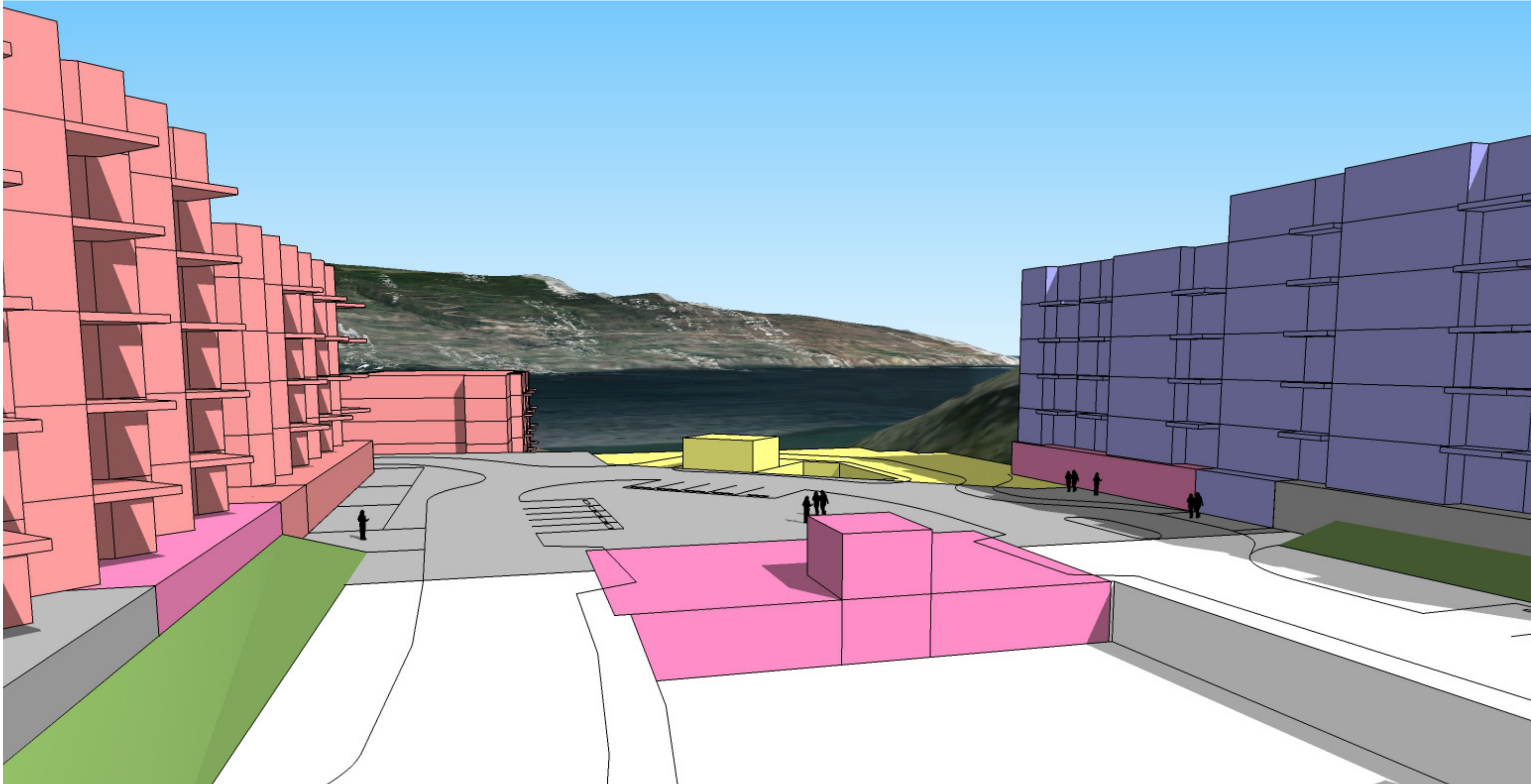
VIEW 1



VIEW 2



VIEW 3



VIEW 4

CONSULTANT

d c a DEREK CRAWFORD ARCHITECT Inc.
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1	2016-08-02	RE-ZONING
NO.	DATE.	REVISION.

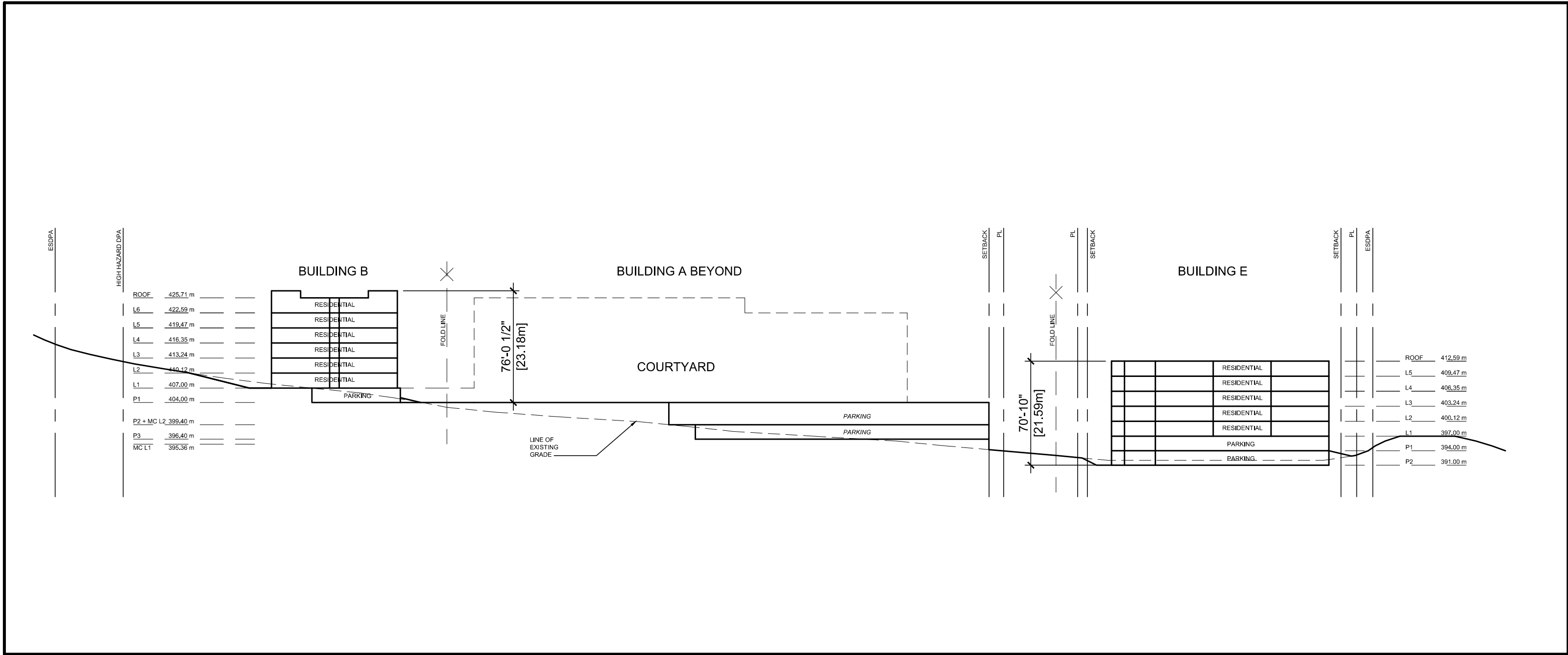
PROJECT:
 ICASA RESORT LIVING

CLIENT:

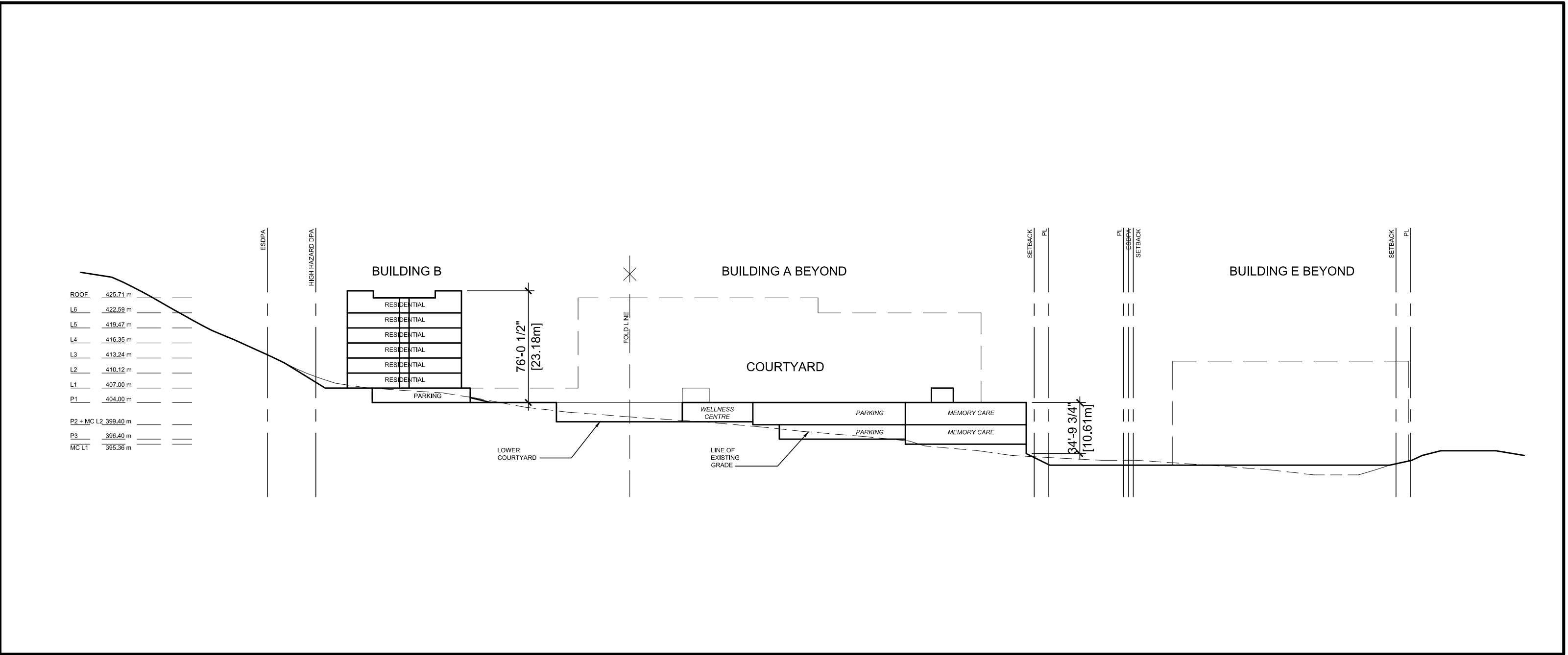
LARK GROUP
 DEVELOP BUILD MANAGE

DRAWING TITLE:
 MASSING MODEL VIEWS
 SCALE: N.T.S.

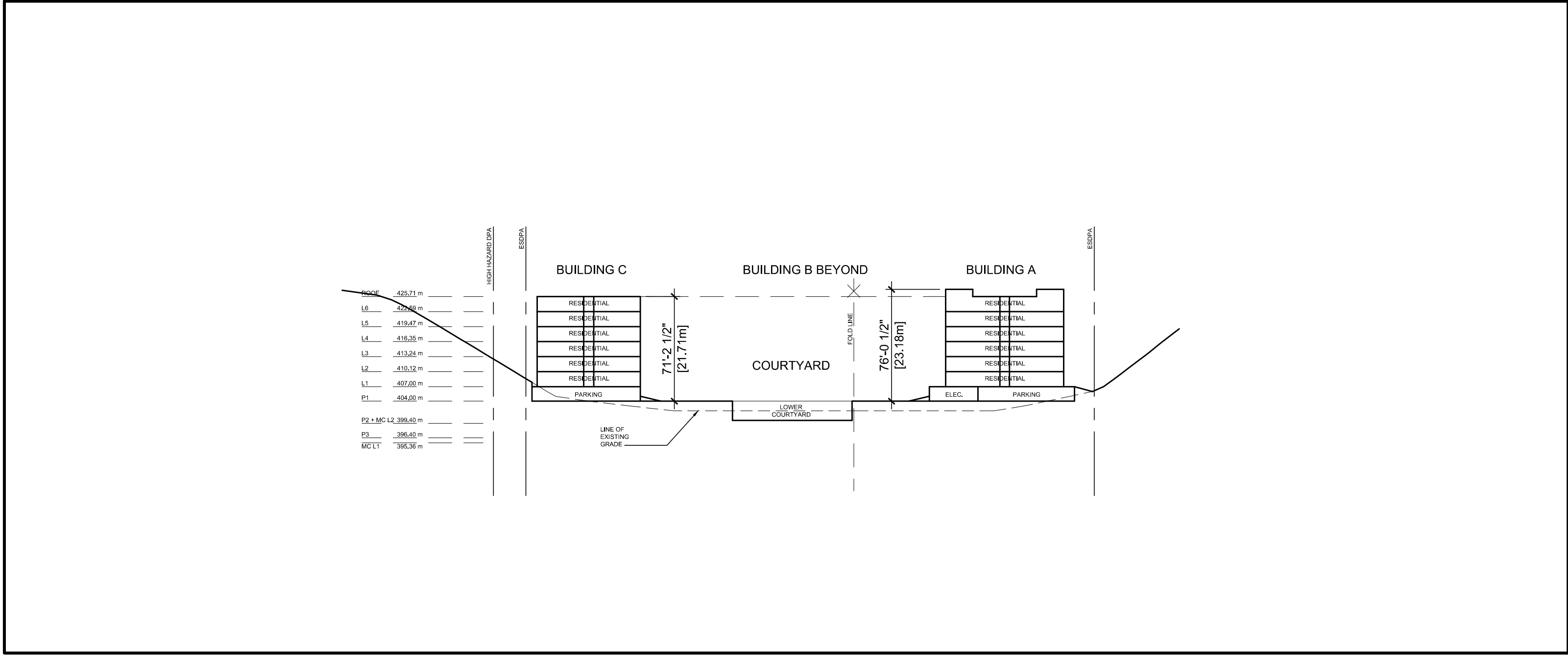
A13



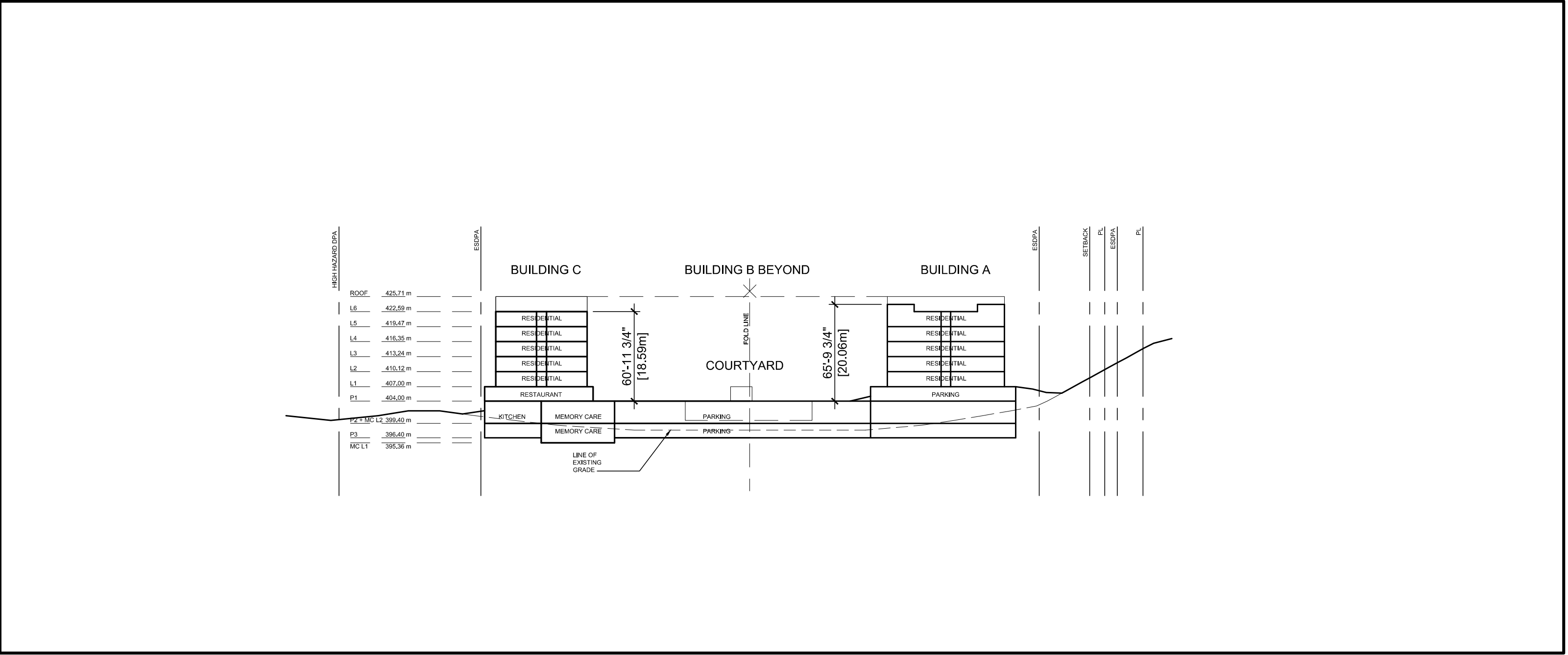
SECTION A



SECTION B



SECTION C



SECTION D



1.



2.



3.



4.



5.



6.



7.



8.



9.