

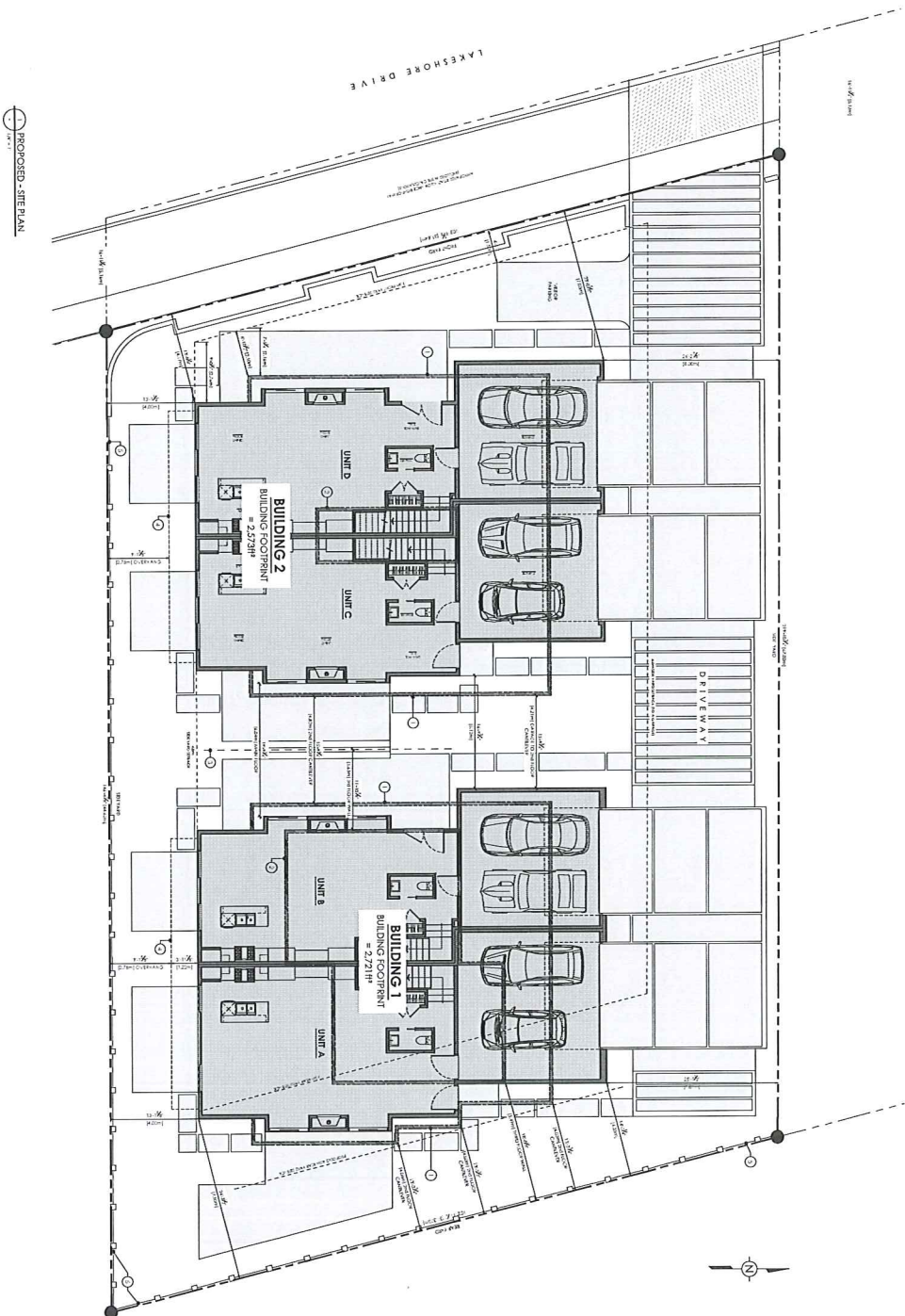
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

Permit # DF15-0137 DVP150 38



PROJECT: LAKESHORE SEMI-DETACHED RESIDENCES  
ADDRESS: 4077 LAKESHORE DRIVE, KELOWNA, BC LOT: B, PLAN: 10613  
ISSUED FOR: RE-ISSUED FOR DP - R15 (JULY-23-2015)

RE-ISSUED for DP

[illegible]

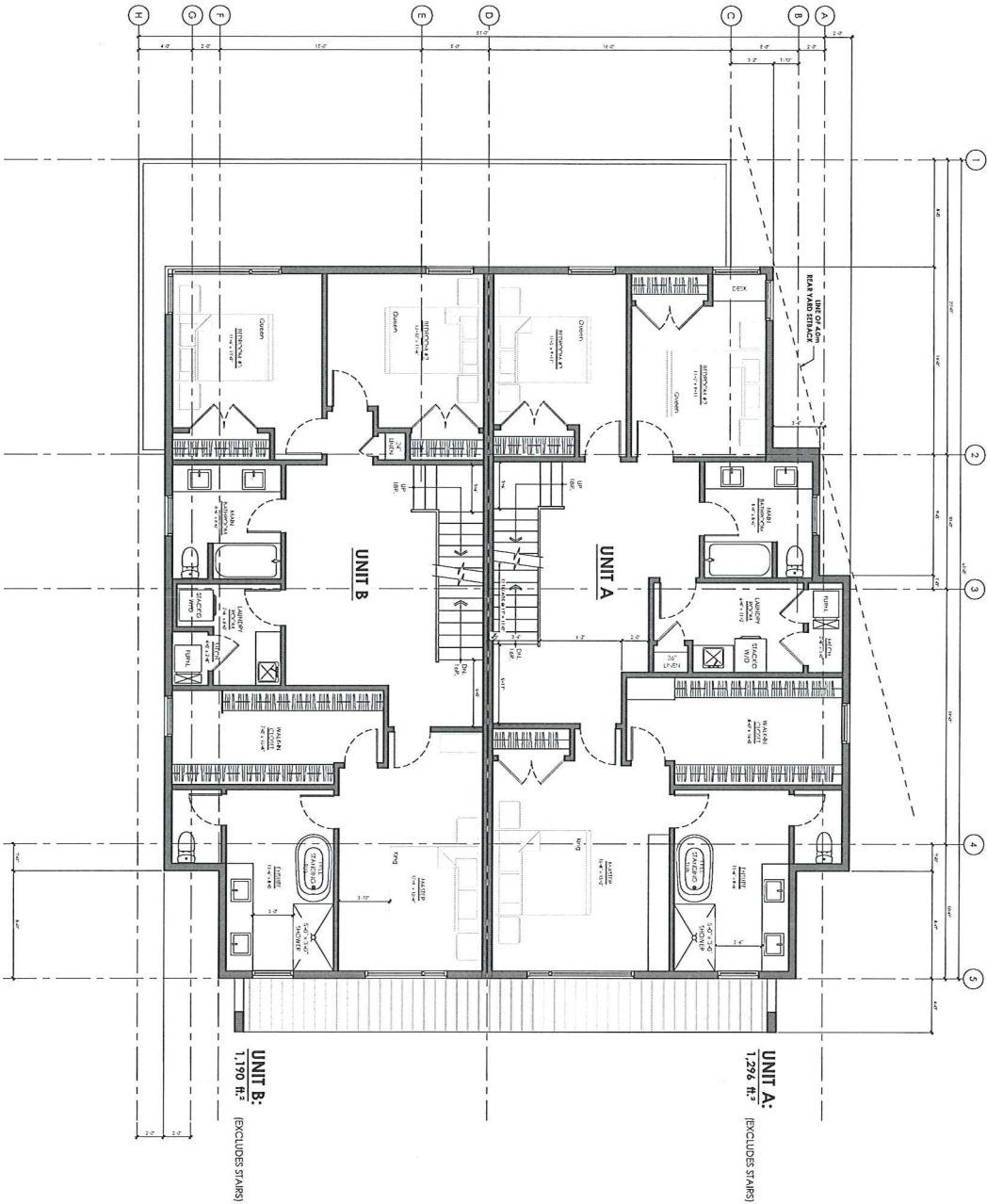


This forms part of development Permit # DP15.0137  
DP15.0138



# SCHEDULE **A**

This forms part of development  
 Permit # **DP15-0137**  
**PP15-0137**



RE-ISSUED for DP

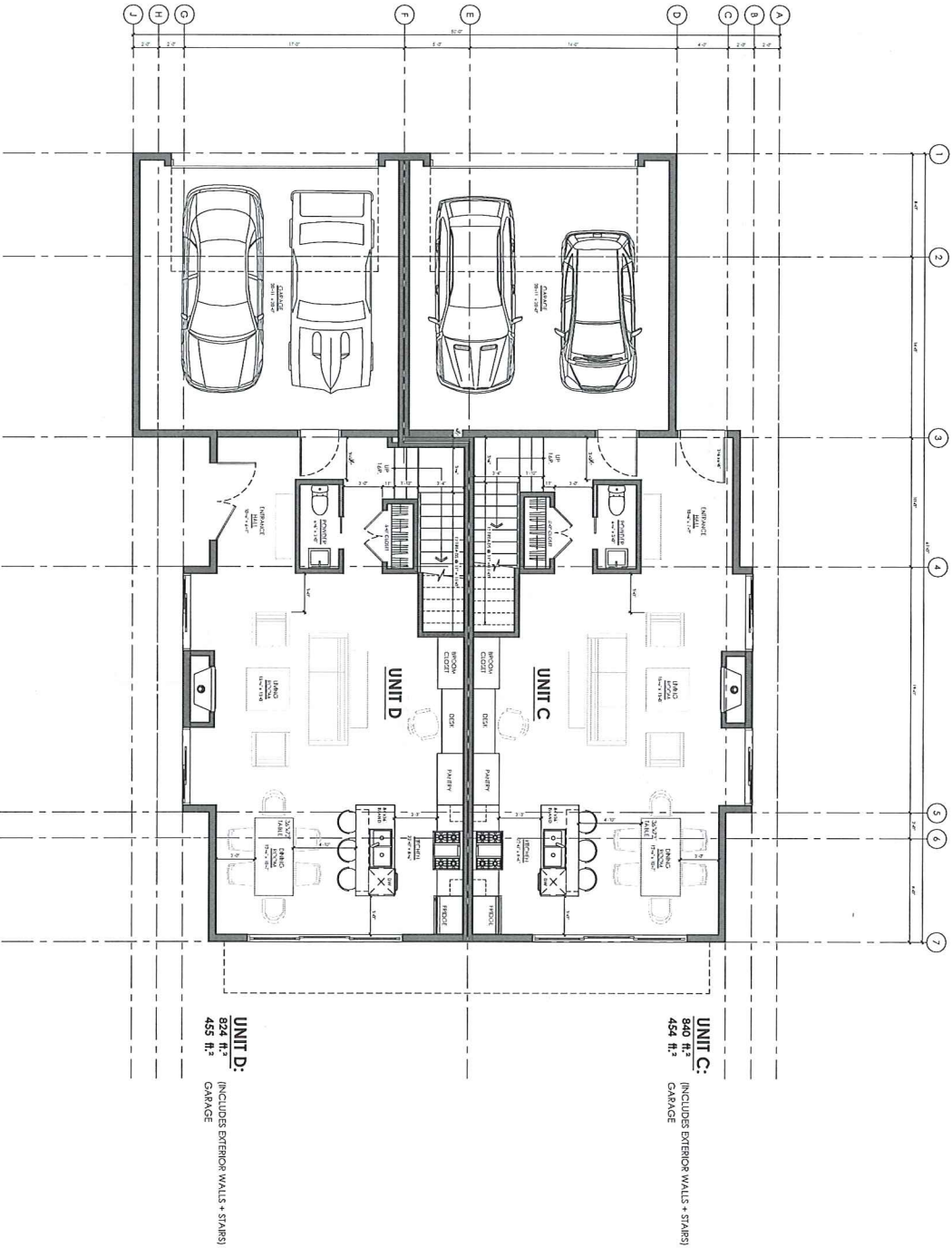
REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT WRITTEN PERMISSION OF: WORMAN HOMES

PROJECT: **LAKESHORE SEMI-DETACHED RESIDENCES**  
 ADDRESS: **4077 LAKESHORE DRIVE, KELOWNA, BC** LOT: B, PLAN: 10613  
 ISSUED FOR: **RE-ISSUED FOR DP - R14 (MAY-28-2015)**



# SCHEDULE A

This forms part of development  
 DP15-0187  
 Permit # DP150138



RE-ISSUED for DP

PROJECT: LAKESHORE SEMI-DETACHED RESIDENCES  
 ADDRESS: 4077 LAKESHORE DRIVE, KELOWNA, BC LOT: B, PLAN: 10613  
 ISSUED FOR: RE-ISSUED FOR DP - R14 (MAY-28-2015)



WORMAN  
 ARCHITECTS & ENGINEERS

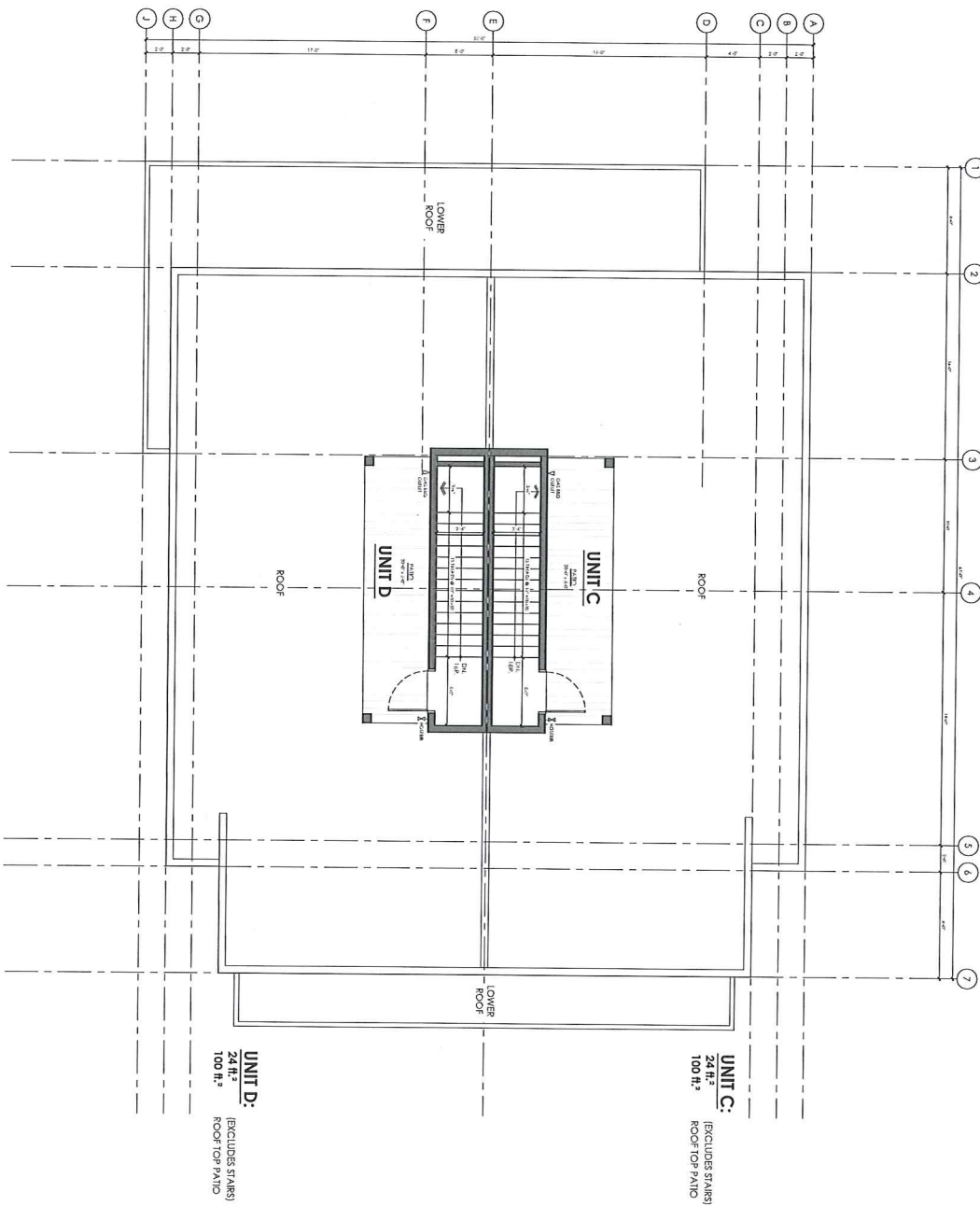


# SCHEDULE A

This forms part of development  
 Permit # DP15-0137  
DP15-0137



WORMAN  
 PROJECTS • PLANNING • DESIGN • CONSTRUCTION

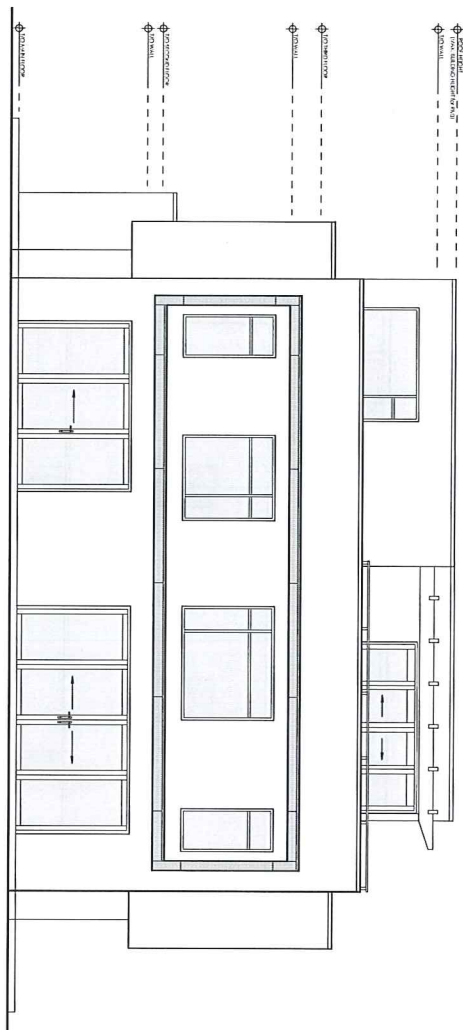


RE-ISSUED for DP

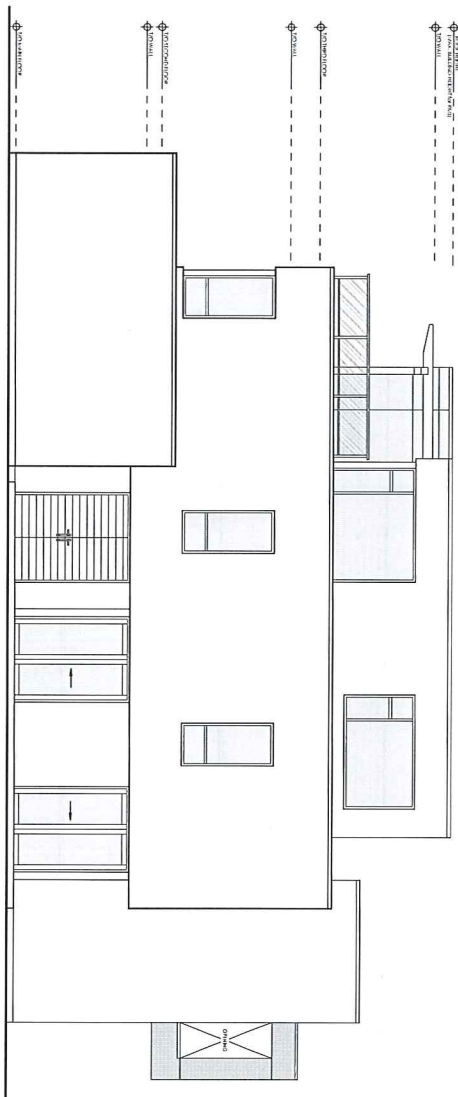
PROJECT: LAKESHORE SEMI-DETACHED RESIDENCES  
 ADDRESS: 4077 LAKESHORE DRIVE, KELOWNA, BC LOT: B, PLAN: 10613  
 ISSUED FOR: RE-ISSUED FOR DP - R14 (MAY-28-2015)

# SCHEDULE TD

This forms part of development  
 Permit # DP150137  
DP150138



BUILDING 1 - SIDE ELEVATION (SOUTH)



BUILDING 1 - FRONT ELEVATION (WEST)

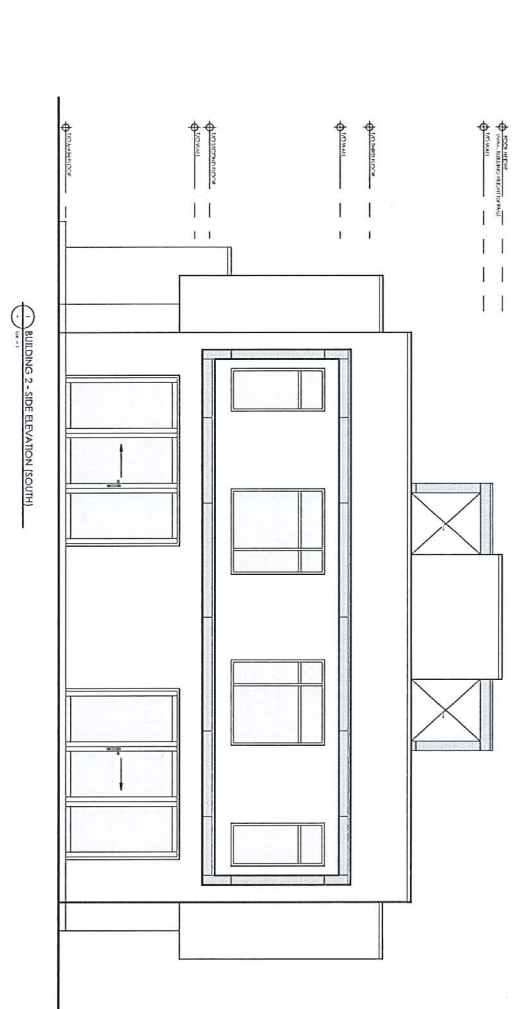
RE-ISSUED for DP

PROJECT: LAKESHORE SEMI-DETACHED RESIDENCES  
 ADDRESS: 4077 LAKESHORE DRIVE, KELOWNA, BC LOT: B, PLAN: 10613  
 ISSUED FOR: RE-ISSUED FOR DP - R14 (MAY-28-2015)

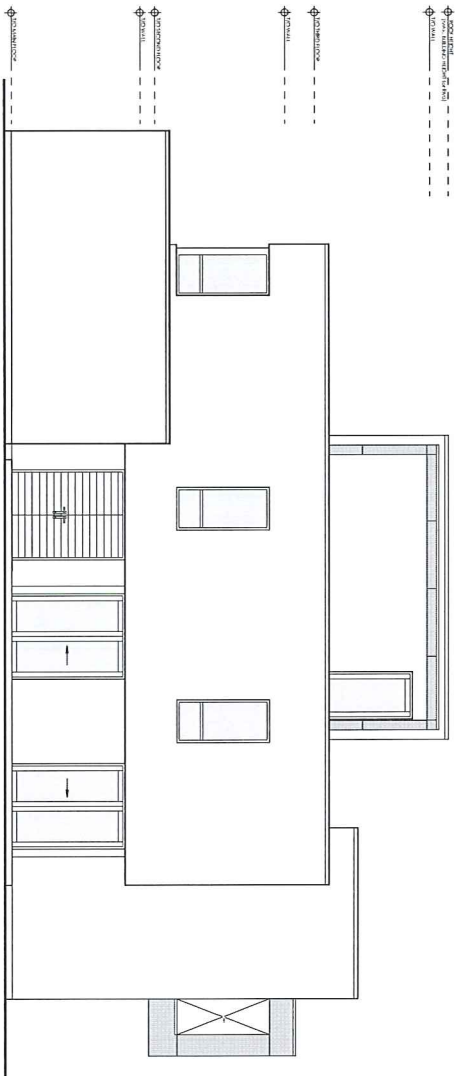


# SCHEDULE D

This forms part of development  
 Permit # SP15-0137  
DP15-0138



BUILDING 2, SIDE ELEVATION (REAR)



BUILDING 2, FRONT ELEVATION (WEST)

RE-ISSUED for DP

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PROJECT: LAKESHORE SEMI-DETACHED RESIDENCES  
 ADDRESS: 4077 LAKESHORE DRIVE, KELOWNA, BC LOT: B, PLAN: 10613  
 ISSUED FOR: RE-ISSUED FOR DP - R14 (MAY-28-2015)





SCHEDULE P

This forms part of development  
Permit # 2015 0187  
PVR150035



**WORMAN**  
WORMAN HOMES | WORMAN COMMERCIAL

ILLUSTRATION / TWO ARTS ALIVE

DET.

4077 LAKESHORE ROAD | Kelowna, BC

Worman Homes | Worman Commercial



**SCHEDULE C**  
This forms part of development  
Permit # **DP15-0137**  
**DP15-0138**



PROJECT TITLE  
**4077 LAKESHORE ROAD**

Kelowna, BC  
DRAWING TITLE  
**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR/ REVISION	
1	15.03.26 Development Permit
2	
3	
4	
5	

PROJECT NO.	154020
DESIGNED BY	BD
DRAWN BY	KD
CHECKED BY	HB
DATE	MAR 26, 2015
SCALE	1:100

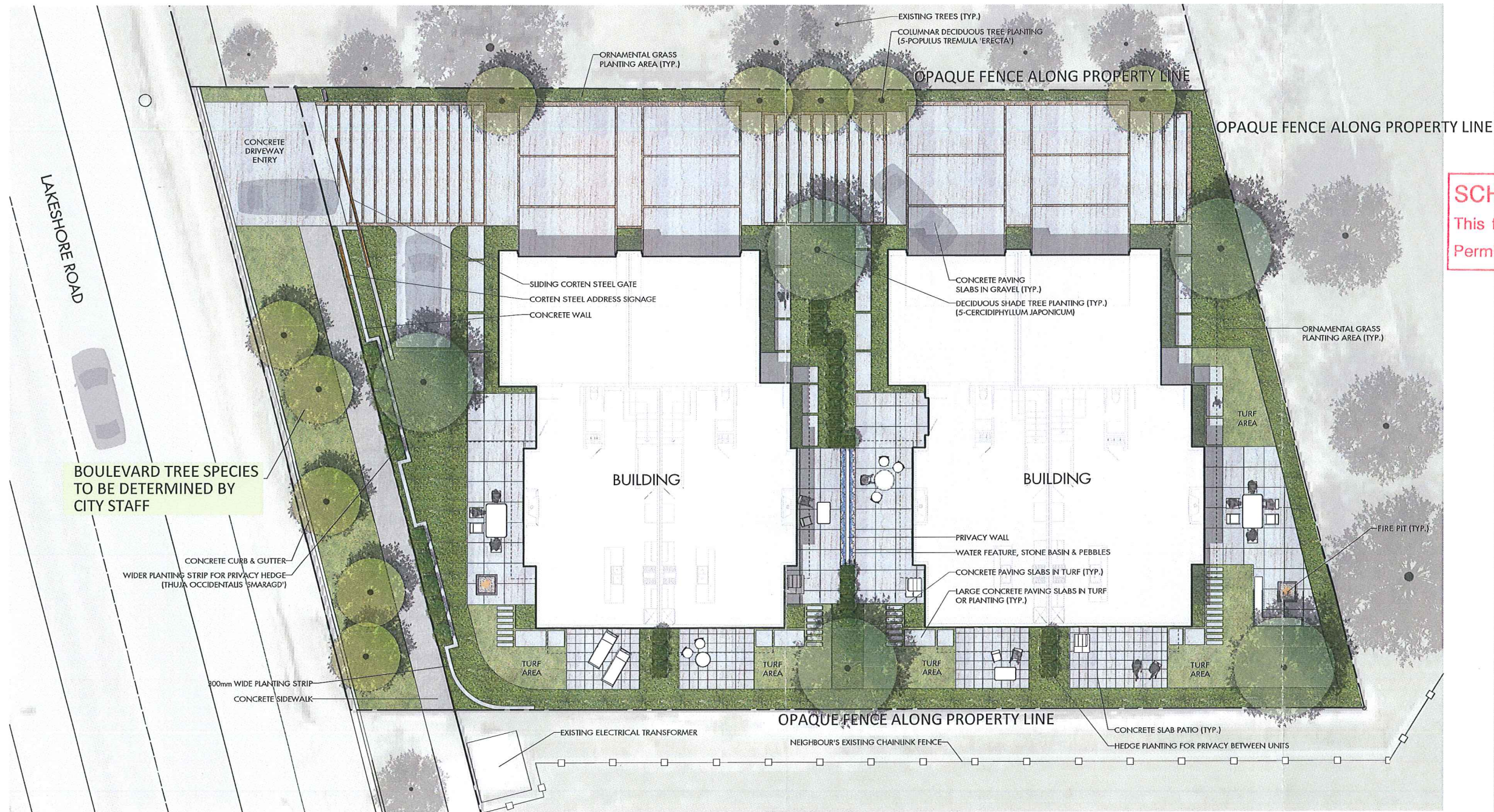
SEAL



DRAWING NUMBER

**L1/1**

**ISSUED FOR REVIEW ONLY**  
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#### PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	5	6cm CAL.
POPULUS TREMULA 'ERECTA'	SWEDISH ASPEN	10	6cm CAL.
THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	31	#05 CONT. / 1.2M O.C. SPACING
<b>SHRUBS, PERENNIALS &amp; GRASSES</b>			
DESCHAMPSIA CESPITOSA 'GOLDTIA'	GOLD DEW TUFTED HAIR GRASS	90	#01 CONT. / 0.75M O.C. SPACING
MISCANTHUS SINENSIS GRACILIMUS'	MAIDEN GRASS	35	#01 CONT. / 1.2M O.C. SPACING
MOLINIA ARUNDINACEA	TALL MOOR GRASS	35	#01 CONT. / 1.2M O.C. SPACING
PANICUM VIRGATUM 'ROSTRALBUSCH'	RED SWITCH GRASS	50	#01 CONT. / 1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES 'RED HEAD'	RED HEAD FOUNTAIN GRASS	50	#01 CONT. / 1.0M O.C. SPACING
YUCCA FILAMENTOSA 'GOLD SWORD'	GOLD SWORD YUCCA	22	#01 CONT. / 0.6M O.C. SPACING

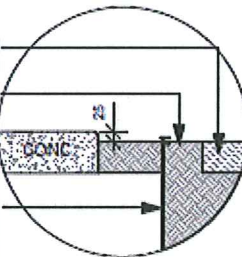
#### NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.





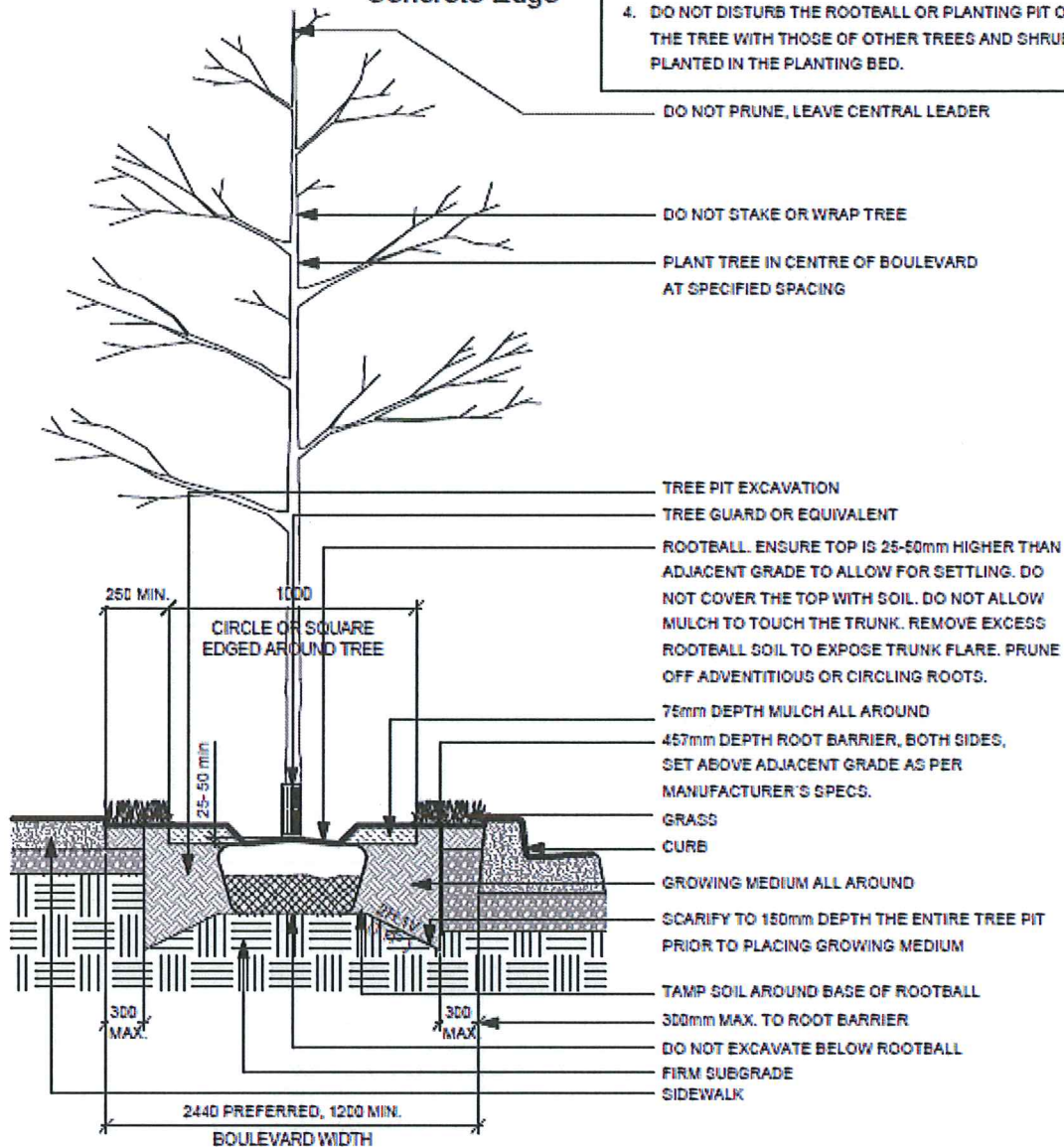
75mm DEPTH  
MULCH  
GRASS NOT SHOWN  
FOR CLARITY  
ROOT BARRIER  
SET ABOVE ADJACENT  
GRADE AS PER  
MANUFACTURER'S  
SPECS



Concrete Edge

NOTES :

1. DO NOT STAKE OR WRAP TREE UNLESS REQUIRED BY CITY. WHEN REQUIRED, STAKE TREES USING ARBOURTIE OR EQUIVALENT TO ALLOW FOR LOCALIZED TREE SWING
2. ROOT BARRIER : INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
3. USE ROOT BARRIER ADJACENT TO HARD SURFACE WHERE TREE TRUNK IS WITHIN 3.0m OF HARD SURFACE.
4. DO NOT DISTURB THE ROOTBALL OR PLANTING PIT OF THE TREE WITH THOSE OF OTHER TREES AND SHRUBS PLANTED IN THE PLANTING BED.



N.B. All dimensions in millimetres, unless noted otherwise

DECEMBER 2010

STANDARD  
DETAIL  
DRAWING

DETAIL  
TITLE :

**Boulevard Tree - in Grass**

DETAIL No. :

**SS-L.04c**





OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

SCHEDULE C

This forms part of development

Permit # DP 15.0137  
DVP 15.0138

March 26, 2015

4077 Lakeshore Road  
C/o Worman Homes  
Suite 202, 474 West Avenue  
Kelowna, BC V1Y 4Z2  
Attn: Shane Worman

Re: Proposed 4077 Lakeshore Road Development – Preliminary Cost Estimate for Bonding

Dear Shane:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 4077 Lakeshore Road conceptual landscape plan dated 15.03.26;

- 445 square metres (4,790 square feet) of improvements = \$28,961.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA  
as per  
Outland Design Landscape Architecture

**Estimate of Probable Construction Costs**

prepared for  
**Shane Worman**

**4077 Lakeshore Road**  
**Conceptual Landscape Plan Dated March 26, 2015**

prepared on: 15.03.26

prepared by: KG

Hydroseed Area	0	m <sup>2</sup>
Turf Area	150	m <sup>2</sup>
Planting Area	282	m <sup>2</sup>

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
<b>A</b>	<b>Topsoil &amp; Mulch</b>					
1.	Topsoil, turf areas (0.10m depth)	15	m3	\$65.00	\$975.00	
2.	Topsoil, planting areas (0.3m depth)	85	m3	\$65.00	\$5,499.00	
3.	Wood Mulch, planting areas (0.05m depth)	14	m3	\$75.00	\$1,050.00	
						\$7,524.00
<b>B</b>	<b>Planting</b>					
1.	Trees, 6cm Cal.	15	ea.	\$400.00	\$6,000.00	
2.	Cedar Hedge, #05 Cont.	31	ea.	\$35.00	\$1,085.00	
3.	Shrubs, Grasses, Perennials, #01 Cont.	282	ea.	\$16.00	\$4,512.00	
4.	Hydroseeding	0	m <sup>2</sup>	\$1.00	\$0.00	
						\$11,597.00
<b>C</b>	<b>Turf</b>					
1.	Turf from Sod	150	m <sup>2</sup>	\$8.00	\$1,200.00	
						\$1,200.00
<b>D</b>	<b>Irrigation</b>					
1.	Irrigation System, turf areas	150	m <sup>2</sup>	\$20.00	\$3,000.00	
2.	Irrigation System, planting areas	282	m <sup>2</sup>	\$20.00	\$5,640.00	
						\$8,640.00
<b>E</b>	<b>Total Construction Costs</b>					<b>\$28,961.00</b>

The above items, amounts, quantities, and related information are based on Outland Design's judgment at this level of document preparation and is offered only as reference data. Outland Design has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.