

(2023-12-20)

(City of Kelowna)

**Attention:** (Planning Department)

**RE:** (Design Rationale of Residential development)  
(1559 KLO Rd, 3150,3210,3220 St Amand Rd, Kelowna, BC.)

**Our Project No. 2308**

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### 1.0 Project Overview:

**Location and Context:** Situated at the southwest corner of KLO Road and St. Amand Road, this development comprises four lots: 1559 KLO Rd and 3150, 3210, 3220 St. Amand Rd. Its strategic position within the core area neighborhood and Transit Supportive Corridor aligns with the city's vision for moderate to higher density residential development.

**Growth Potential:** Adjacent to Immaculata Regional High School, the project leverages the city's growth potential, catering to the increasing demand for residential units. The proximity to block 1459-1469 KLO Rd, now a thriving mixed-use area, underscores the viability of this location for urban development.

**Energy Efficiency Commitment:** Aligned with British Columbia's Step Code requirements and anticipating the 2024 Building Code updates, this development emphasizes energy efficiency as a core design principle. The project aims to exceed the current energy standards, ensuring a sustainable and environmentally responsible footprint.

### 2.0 Relation to Street:

**Townhouse Design:** The townhouses feature an internal driveway, front-facing orientation, and main entrances accessible from sidewalks or walkways on the west side. Private outdoor yards and roof patios enhance individual living experiences. Building articulation, scaling, and setbacks contribute to a consistent frontage pattern, pedestrian scale, and rhythm along the street.

**Apartment Design:** The apartment lobby and main entry are prominently visible from the street, promoting a welcoming environment. Exterior walls maximize window openings to enhance natural light, while ground-oriented units provide direct access from the city sidewalk through exterior steps.

### 3.0 Scale and Massing:

**Building Height Transition:** The 4-storey apartment building aligns with the adjacent structures, maintaining a harmonious streetscape. Townhouses act as a transitional element, bridging the gap between the apartment building and the single-family house neighborhood.

**Visual Breaks and Consistency:** To mitigate perceived mass, visual breaks in facades are incorporated. Both townhouses and apartments use a consistent range of high-quality materials such as brick, composite wood, and metal siding, fostering a unified aesthetic.

#### 4.0 Site Planning:

**Open Concept Site Plan:** Situated beside the school lot and single-family houses, the open concept site plan complements the surrounding environment. Minimal fencing is employed, with landscaping serving as a buffer zone.

**CPTED Principles:** Crime Prevention through Environmental Design principles ensures public safety through strategic lighting, visible entrances, natural surveillance opportunities, and clear sight lines for pedestrians.

#### 5.0 Site Service Access and Parking:

**Parking and Back-of-House Placement:** Off-street parking and 'back-of-house' functions, including garbage collection and utilities, are discreetly located away from public view. Visitor parking for townhouses is positioned at both ends of the site, with apartment visitor parking conveniently close to the entrance and accessible ramp.

**Sustainable Parking Solutions:** Underground parking for apartment residents, attached garages for townhouses, and permeable paving blocks in parking areas optimize rainwater infiltration and enhance landscape potential.

**Electric Vehicle Infrastructure:** To align with future sustainability standards, the parking design includes infrastructure for electric vehicle charging stations. Each unit will have one stall ready for EV. This anticipates the growing demand for electric vehicles and promotes a more sustainable transportation ecosystem.

**Energy-Efficient Lighting:** The use of energy-efficient lighting in parking areas and common spaces further contributes to reducing overall energy consumption on-site.

#### 6.0 Landscape and Water Management:

**Preserving Ecological Features:** Building placement prioritizes the protection of mature trees, significant vegetation, and ecological features. Underground parkade and services maximize soil volumes for in-ground plantings.

**Native and Drought-Tolerant Landscaping:** Native and/or drought-tolerant trees and plants, chosen for durability and compatibility with the local climate, contribute to the urban ecology. A comprehensive Landscape Water Conservation Report ensures responsible water usage.

In summary, this development not only aligns with the city's vision for higher density residential areas but also prioritizes aesthetics, sustainability, and community integration in its design.



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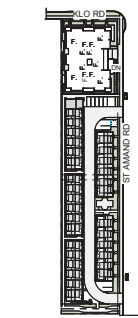
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NO.	DATE	DESCRIPTION
1	2024/10/16	ISSUED FOR PERMIT

AERIAL KEY PLAN



SITE KEY PLAN



<b>PROJECT DATA</b>	<b>CIVIC ADDRESS</b> 1559 KLO Rd, 3150.3210.3220 St Amand Rd
<b>LEGAL DESCRIPTION</b>	PLAN KAP15011 LOT 1 DISTRICT LOT 131 EXCEPT PLAN KAP78065; PLAN KAP17156 LOT 1 DISTRICT LOT 131; PLAN KAP17156 LOT 2 DISTRICT LOT 131; PLAN KAP17156 LOT 3 DISTRICT LOT 131.
<b>ZONING</b>	EXISTING ZONE: RU1 PROPOSED ZONE: MF3
<b>PROJECT DESCRIPTION</b>	NEW BUILD 5 GROUND ORIENTED TOWNHOUSE BUILDINGS CONSIST OF 30 UNITS, 1 APARTMENT BUILDING CONSIST OF 44 UNITS WITH UNDERGROUND PARKING
<b>DEVELOPMENT PERMIT</b>	DP NUMBER: N/A APPROVED DATE: N/A

CONTACTS

<b>OWNER</b>	ACACIA GARDEN PROPERTIES DEVELOPMENT CORP Anthony Fan, Owner Phone: 604-961-8188 E-mail: diamondstar12345678@gmail.com
<b>ARCHITECT</b>	Steve Peng Architect Song Peng, ABC Architect 302-38 7th Ave New Westminster BC Phone: 604-724-8338 E-mail: info@sparchitect.ca
<b>CIVIL</b>	McEnaney Kelowna Jeff Brackley, P. Eng 2281 Hunter Rd. Kelowna BC, V1Y 1Y3 Phone: 775-212-7964 E-mail: brackleyj@mcenaney.com
<b>MECHANICAL</b>	CADA & Associates Consulting Ltd. Carlo V. Ambro, Principal 201-1940 Oxford Connector Port Coquitlam, BC, V3C 0A4 Phone: 604-210-0021 E-mail: carlo.ambro@cadaconsultants.com
<b>ELECTRICAL</b>	CADA & Associates Consulting Ltd. Carlo V. Ambro, Principal 201-1940 Oxford Connector Port Coquitlam, BC, V3C 0A4 Phone: 604-210-0021 E-mail: carlo.ambro@cadaconsultants.com
<b>LANDSCAPE</b>	Ecore Engineering & Resource Group Limited Franz Barlow 200 - 2045 Enterprise Way Kelowna, BC, V1Y 0T2 Phone: 250-460-8752 x 1120 E-mail: franz.barlow@ecore.ca
<b>GEOTECHNICAL</b>	Geopacific Kelowna Roberto Avendano Kareem Mallari 1340 St. Paul Street Kelowna, BC, V1Y 2E1 Phone: (804) 436-9962, 252 E-mail: avendano@geopacific.ca
<b>SURVEY</b>	Russell Short land surveyors Jason Short Phone: 250-545-0511 E-mail: jason@rsurvey.ca
<b>ARBORIST</b>	Seel & Spawne Design Christopher Szymberak 4022-201 Lawrence Ave. Kelowna, BC, V1Y 6L2 Phone: 775-560-4175 info@seelandsurveyors.com

DRAWING LIST

Sheet Number	Cover Sheet	Sheet Name
A-0.0 (DP)	COVER SHEET	
A-0.1	SITE CONTEXT	
A-0.2	RENDERINGS	
A-0.3	RENDERINGS	
A-0.4	RENDERINGS	
A-1.1	SITE PLAN	
A-1.2	SITE COVERAGE OVERLAY	
A-1.3	FIRE FIGHTING ACCESS PLAN	
A-1.4	STREETSCAPE ELEVATIONS	
A-1.5	SITE SECTIONS	
A-1.6	MATERIAL BOARD	
A-2.1	BLDG 1 1P1 FLOOR PLAN	
A-2.2	BLDG 1 1M1 FLOOR PLAN	
A-2.3	BLDG 1 2ND FLOOR PLAN	
A-2.4	BLDG 1 3RD FLOOR PLAN	
A-2.5	BLDG 1 4TH FLOOR PLAN	
A-2.6	BLDG 1 ROOF PLAN	
A-2.7	BLDG 2 4.6 FLOOR PLANS	
A-2.8	BLDG 2 4.8 FLOOR PLANS	
A-2.9	BLDG 3 5 FLOOR PLANS	
A-2.10	BLDG 3 5 FLOOR PLANS	
A-3.1	BLDG 1 ELEVATIONS	
A-3.2	BLDG 1 ELEVATIONS	
A-3.3	BLDG 2 4.6 ELEVATIONS	
A-3.4	BLDG 2 4.8 ELEVATIONS	
A-3.5	BLDG 3 5 ELEVATIONS	
A-3.6	BLDG 3 5 ELEVATIONS	
A-3.7	GARBAGE ENCLOSURE & ELEC RM	

RESIDENTIAL DEVELOPMENT  
 ACACIA GARDEN PROPERTIES  
 1559 KLO Rd, 3150.3210.3220 St Amand Rd



2308

COVER SHEET  
 Issue Date: \_\_\_\_\_  
 Scale: 1" = 100'-0"  
 Project: \_\_\_\_\_  
 Drawing: \_\_\_\_\_  
 A-0.0 (DP)



P1 - ST AMUND RD LOOKING NORTH



P2 - ST AMUND RD LOOKING NORTH



P3 - ST AMUND RD LOOKING EXISTING R.O.W



P4 - ST AMUND RD LOOKING NORTH



P6 - ST AMUND RD & KLO RD INTERSECTION



P5 - KLO RD LOOKING EAST



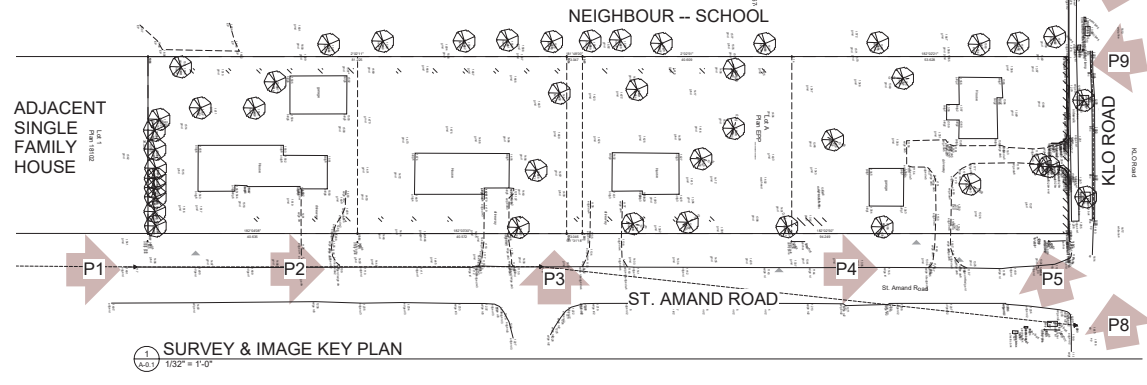
P7 - KLO RD LOOKING EAST



P8 - KLO RD LOOKING WEST



P9 - KLO RD LOOKING SOUTH



4.1 SURVEY & IMAGE KEY PLAN  
KLO V 1/32" = 1'-0"

ENTRY



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DATE	REVISION

RESIDENTIAL DEVELOPMENT  
ACACIA GARDEN PROPERTIES

16589 KLO Rd., 3160, 3210, 3220 St. Amund Rd



2308

SITE CONTEXT

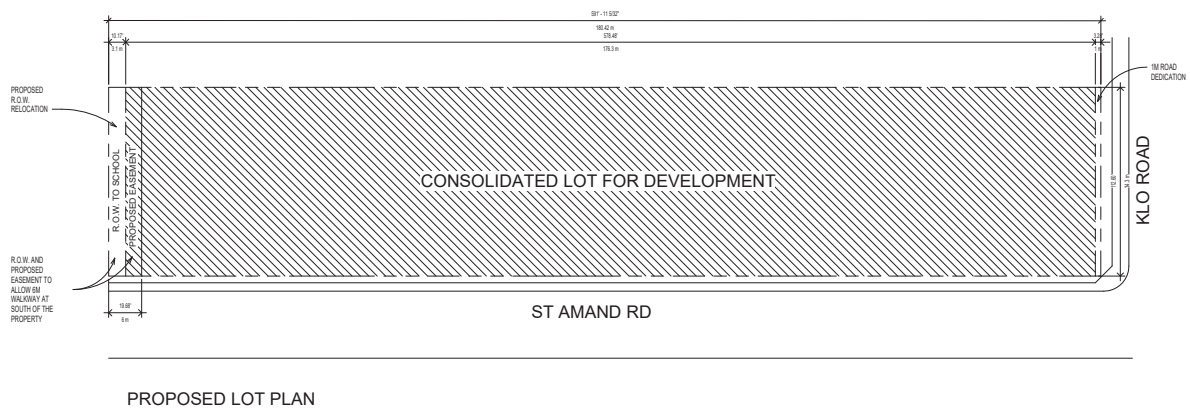
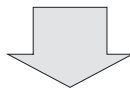
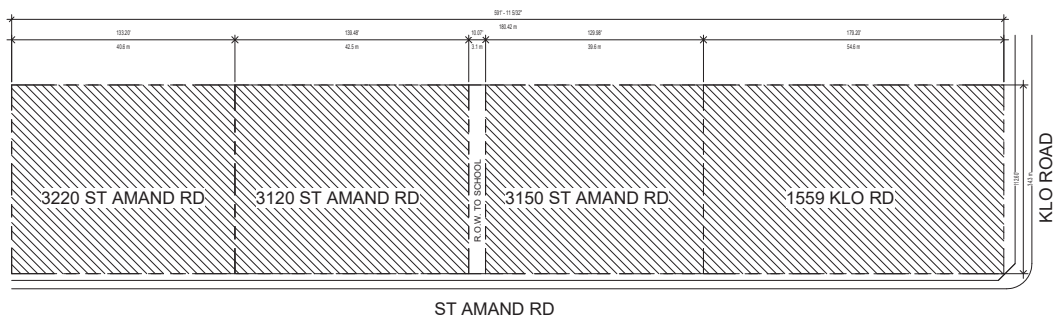
Sheet Size	Scale	Date
118" x 148"	1" = 10'	10/11/20
A-0.1	SP	SP



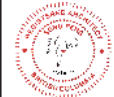
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No.	Date	Description



EXISTING LOT PLAN & CONSOLIDATED PLAN  
1  
Scale: 1" = 50'-0"



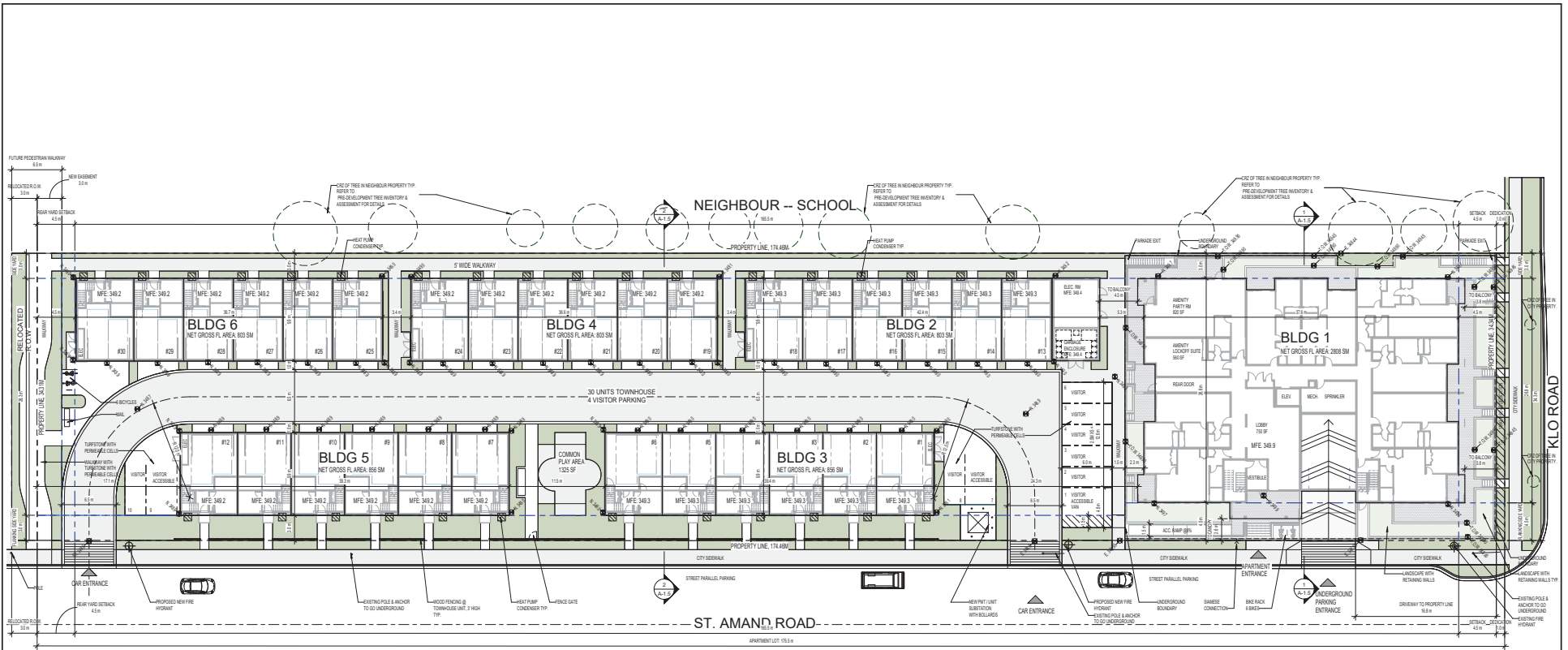






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1 SITE PLAN  
1/16" = 1'-0"

ZONING INFORMATION

1. ADDRESS: 1559 KLO RD, 3150, 3210, 3220 ST AMAND RD

2. ZONING: R11 LARGE LOT HOUSING  
CURRENT: M3 APARTMENT HOUSING

3. LOT AREA:  
GROSS: 64,839.5 SF / 6,023.5 M<sup>2</sup> (1.48 AC) (FOR DENSITY CALCULATION)  
NET: 371.9 SF / 34.5 M<sup>2</sup> (FOR LOT COVERAGE, PERMEABLE AREA CALCULATION)

4. FLOOR AREA:

APARTMENT	FLOOR AREA (SF / SM)	NET GROSS FLOOR AREA (SF / SM)
BLDG 1	1ST FLOOR: 10,187 SF / 946 SM	5,434 SF / 504 SM
	2ND FLOOR: 8,802 SF / 818 SM	2,264 SF / 210 SM
	3RD FLOOR: 8,802 SF / 818 SM	2,264 SF / 210 SM
	4TH FLOOR: 8,802 SF / 818 SM	2,264 SF / 210 SM
SUB TOTAL:	36,593 SF / 3,398 SM	12,226 SF / 1,134 SM
TOWNHOUSE	11,540 SF / 1,072 SM	8,646 SF / 803 SM
BLDG 2	12,336 SF / 1,155 SM	9,214 SF / 858 SM
BLDG 4	11,540 SF / 1,072 SM	8,646 SF / 803 SM
BLDG 5	12,336 SF / 1,155 SM	9,214 SF / 858 SM
BLDG 6	11,540 SF / 1,072 SM	8,646 SF / 803 SM
SUB TOTAL:	58,892 SF / 5,446 SM	44,336 SF / 4,120 SM
TOTAL FLOOR AREA:	95,285 SF / 8,824 SM	74,571 SF / 6,928 SM

5. DENSITY: ALLOWED: PROVIDED:  
4 STOREY AND BELOW: 1.3 6,928 / 6,023.5 = 1.15

6. RESIDENTIAL UNITS: 30 UNITS

APARTMENT:	UNITS
1BR	11 UNITS
1BR+DEN	25 UNITS
2BR	8 UNITS
TOTAL:	44 UNITS

7. SETBACK:

DIRECTION	REAR (FEET)	FRONT (FEET)	PLANNING SIDE (FEET)	WEST (SIDE) (FEET)
SOUTH	4.5 M	4.5 M	4.5 M	4.5 M
NORTH	4.5 M	4.5 M	4.5 M	4.5 M
EAST	MIN 2.0 M (TOWNHOUSE)	3.0 M	4.5 M (APARTMENT)	4.5 M
WEST	3.0 M	3.0 M	3.0 M	3.0 M

8. HEIGHT: 4 STOREYS  
TOWNHOUSE: 3 STOREYS / 11 M

9. COMMON OUTDOOR AMENITY AREA:  
REQUIRED: 30 X 4 = 120 SM  
TOWNHOUSE: 44 X 4 = 176 SM  
APARTMENT: 44 X 4 = 176 SM  
TOTAL: 296 SM

PROVIDED:  
INDOOR AMENITY - PARTY RM: 820 SF / 76 SM  
AMENITY - LOCK OFF SUITE: 500 SF / 47 SM  
LOBBY: 700 SF / 65 SM  
OUTDOOR COMMON PLAY AREA: 1202 SF / 112 SM  
TOTAL: 3455 SF / 321 SM

NOTE: COMMON AMENITY 4 SM PER UNIT. CANNOT BE IN SETBACK AREA.

10. COMMON & PRIVATE AMENITY AREA:  
TOWNHOUSE (REQ): 30 X 25 = 750 SM  
REQUIRED: 750 SF / 70 SM  
PROVIDED: MIN 50 SM HOUP PATIO EA. UNIT, TOTAL 1500 SM

APARTMENT:  
REQUIRED: 1BR, 1BR+DEN: 35 X 15 = 540 SM  
2BR: 8000-200 SM  
TOTAL: 740 SM

PROVIDED:  
INDOOR AMENITIES: 1380 SF / 128 SM  
LOBBY: 700 SF / 65 SM  
ENTRANCE OUTDOOR PATIO: 508 SF / 47 SM  
FIRST FL. PRIVATE OUTDOOR PATIO: 1500 SF / 140 SM  
SECOND FL. BALCONIES: 1287 SF / 120 SM  
THIRD FL. BALCONIES: 1100 SF / 103 SM  
FOURTH FL. BALCONIES: 1137 SF / 106 SM  
TOTAL: 8034 SF / 747 SM

11. LOT COVERAGE MAX ALLOWED:  
LOT COVERAGE PROVIDED: M3 65%  
M3 48%

IMPERMEABLE SURFACE MAX ALLOWED:  
M3 85%  
M3 81%

IMPERMEABLE SURFACE PROVIDED:  
M3 81%

REFER TO A-1.2 FOR LOT COVERAGE & PERMEABLE OVERLAY

12. PARKING (TRANSIT SUPPORTIVE CORRIDOR):  
REQUIRED:  
APARTMENT: 1BR: 11 X 1.0 = 11  
1BR+DEN: 25 X 1.1 = 27.5  
2BR: 7 X 1.1 = 7.7  
TOTAL: 46.2

TOWNHOUSE 3BR: 30 X 1.4 = 42  
VISITORS: 2400.14 / 150 = 16  
TOTAL: 62.2 (100) CARS

PROVIDED:  
TOWNHOUSE GARAGES: 80 CARS  
APARTMENT PARKADE: 47 CARS  
GROUND PARKING LOTS: 10 CARS  
TOTAL: 137 CARS

ACCESSIBLE PARKING REQUIRED: 4 CARS, ONE IS VAN ACCESSIBLE  
ACCESSIBLE PARKING PROVIDED: 4 CARS, ONE IS VAN ACCESSIBLE

SMALL CARS: 50% X 117 = 59 CARS  
SMALL CARS ALLOWED: 30 X 25 = 75 CARS  
NON VISITOR PARKING IS SMALL CAR

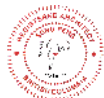
13. BICYCLE PARKING (CORE AREA):  
A. TOWNHOUSE:  
REQUIRED: LONG TERM: NA, SHORT TERM: 30.15 = 3, BIKES

B. APARTMENT:  
REQUIRED: LONG TERM: NA, SHORT TERM: 30.15 = 3, BIKES

PROVIDED:  
LONG TERM: 33, SHORT TERM: 3, BIKES

RESIDENTIAL DEVELOPMENT  
ACACIA GARDEN PROPERTIES

1559 KLO Rd., 3150, 3210, 3220 St. Amand Rd



2308

SITE PLAN

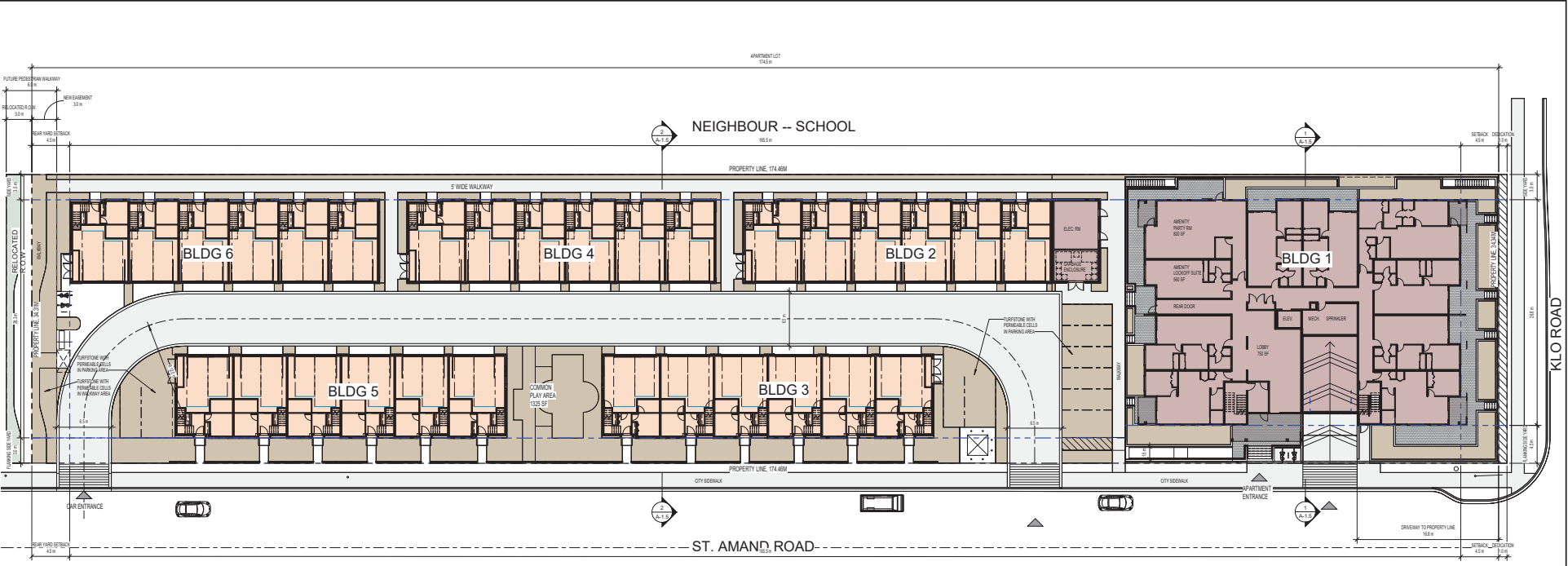
A-1.1





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**SITE PLAN LOT COVERAGE**  
 1/8" = 1'-0"

**OVERLAY LEGEND**

(Light Brown)	PERMEABLE AREA - LANDSCAPE & TURFSTONE PERMEABLE PAVING
(Orange)	TOWNHOUSE BUILDING AREA OUTLINE
(Dark Brown)	APARTMENT / GARAGE RM / ELEC. RM BUILDING AREA OUTLINE

**LOT COVERAGE & PERMEABLE AREA**

LOT AREA:	
GROSS:	64,838.5 SF / 6,023.5 SM / 1.48 AC (FOR DENSITY CALCULATION)
KLD ROAD DEDICATION:	371.5 SF / 34.5 SM
NET:	64,467 SF / 5,989 SM (FOR LOT COVERAGE, PERMEABLE AREA CALCULATION)
COVERED AREA:	
APARTMENT BLDG, GARAGE RM & ELEC. RM:	11345 SF / 1054 SM
TOWNHOUSE:	20139 SF / 1871 SM
<b>LOT COVERAGE:</b>	<b>(1054 + 1871) / 5989 = 48%</b>
PERMEABLE SURFACE:	
	12,513 SF / 1163 SM
<b>IMPERMEABLE SURFACE PROVIDED:</b>	<b>100% - (1163 / 5989) = 81%</b>

NO.	REVISION
1	ISSUED FOR PERMITS
2	DATE
3	DESCRIPTION

RESIDENTIAL DEVELOPMENT  
 ACACIA GARDEN PROPERTIES

1859 KLO Rd., 3150, 3210, 3220 St Ammand Rd



2308

SITE COVERAGE  
 OVERLAY

(Light Brown)	As Indicated
(Orange)	As Indicated
(Dark Brown)	As Indicated

A-1.2



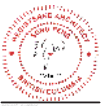
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1	ISSUED FOR PERMIT
2	REVISED

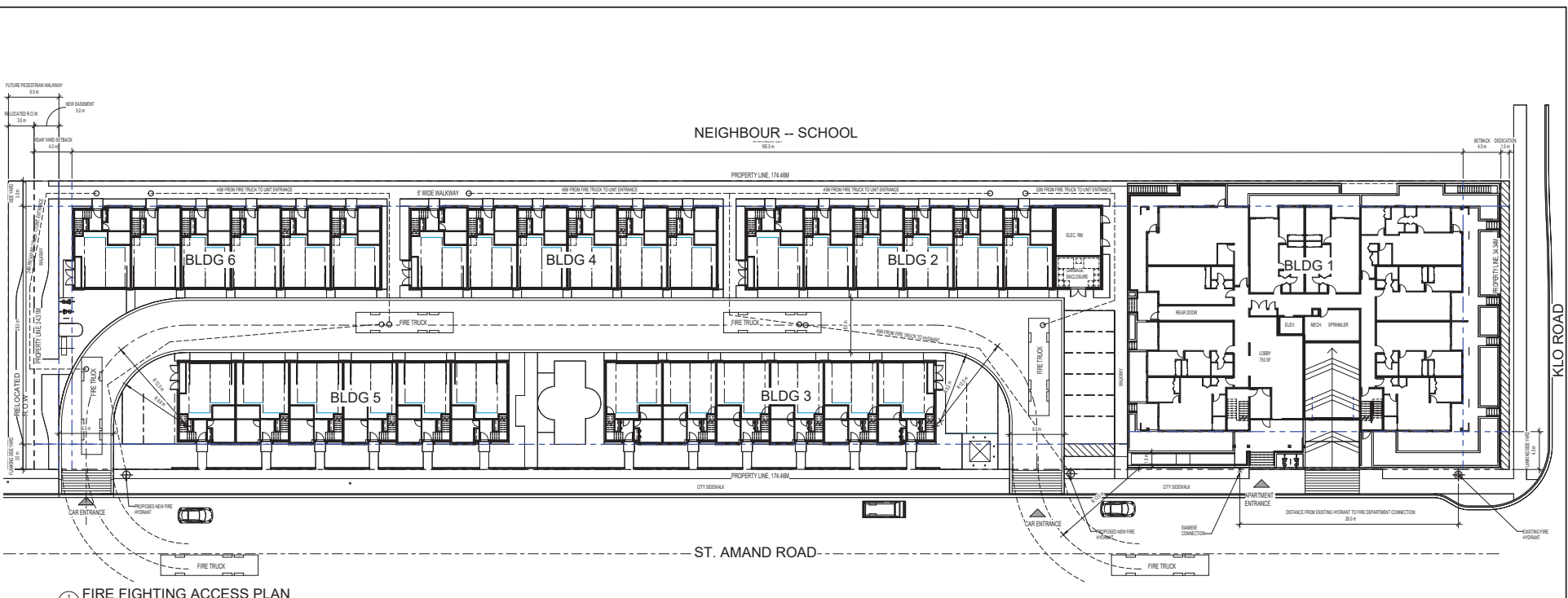
RESIDENTIAL DEVELOPMENT  
 ACACIA GARDEN PROPERTIES

1589 KLO RD., 3150, 3210, 3220 ST AMAND RD



2308

FIRE FIGHTING ACCESS PLAN



NEIGHBOUR -- SCHOOL

ST. AMAND ROAD

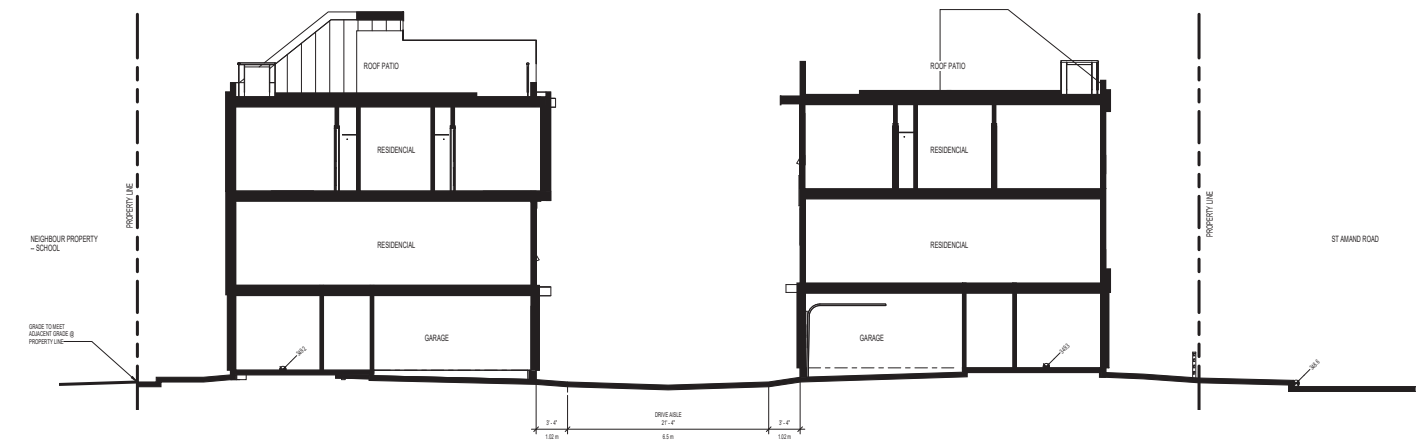
1 FIRE FIGHTING ACCESS PLAN  
 1/16" = 1'-0"



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NO.	REVISIONS	DATE

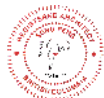


2 SITE SECTION – TOWNHOUSE  
 A-1.5 3/16" = 1'-0"

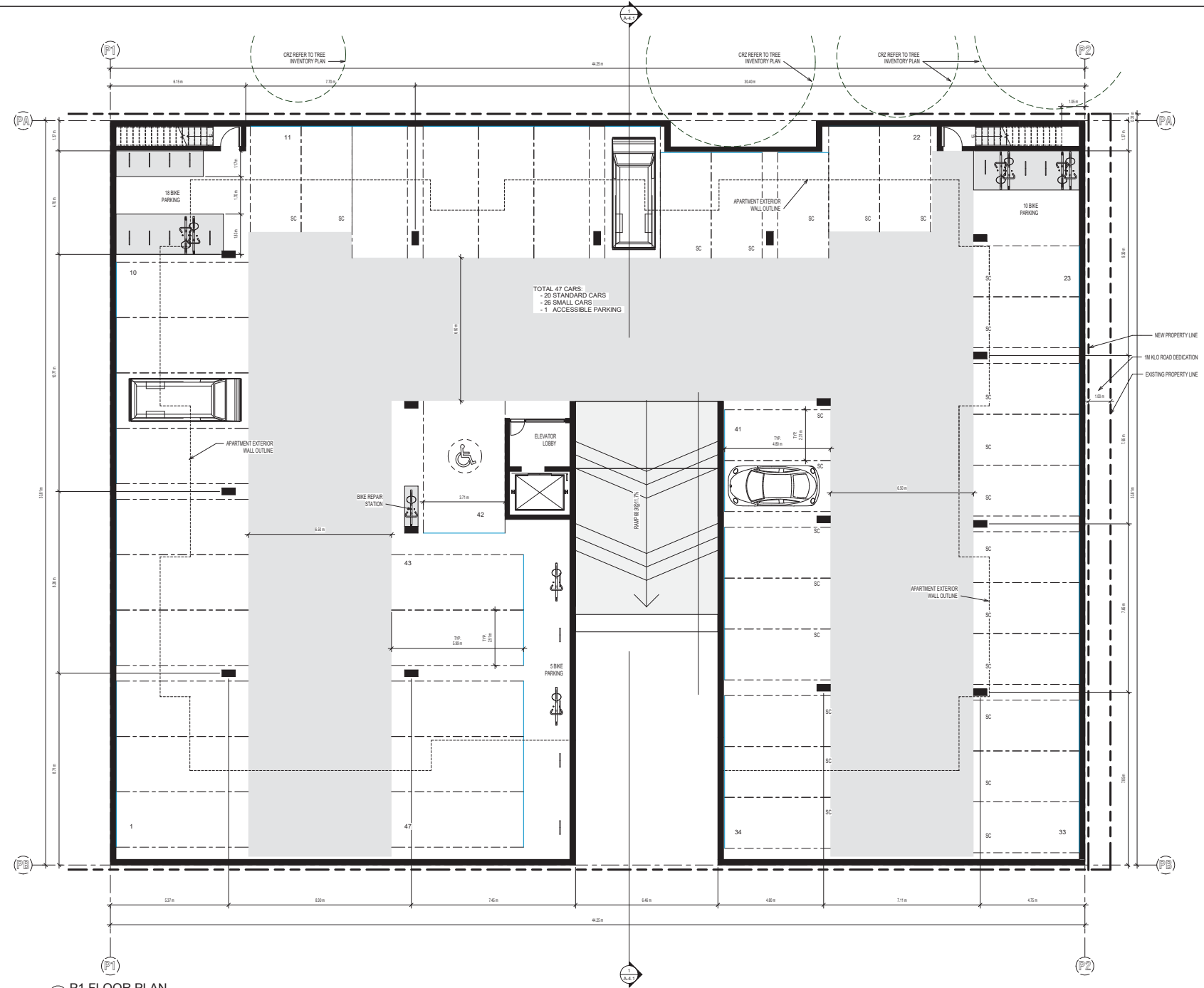


1 SITE SECTION THROUGH  
 APARTMENT ENTRANCE  
 A-1.5 3/16" = 1'-0"

RESIDENTIAL DEVELOPMENT  
 ACACIA GARDEN PROPERTIES  
 1589 KLO Rd., 3150, 3210, 3220 St Amund Rd







1 P1 FLOOR PLAN  
 3/16" = 1'-0"



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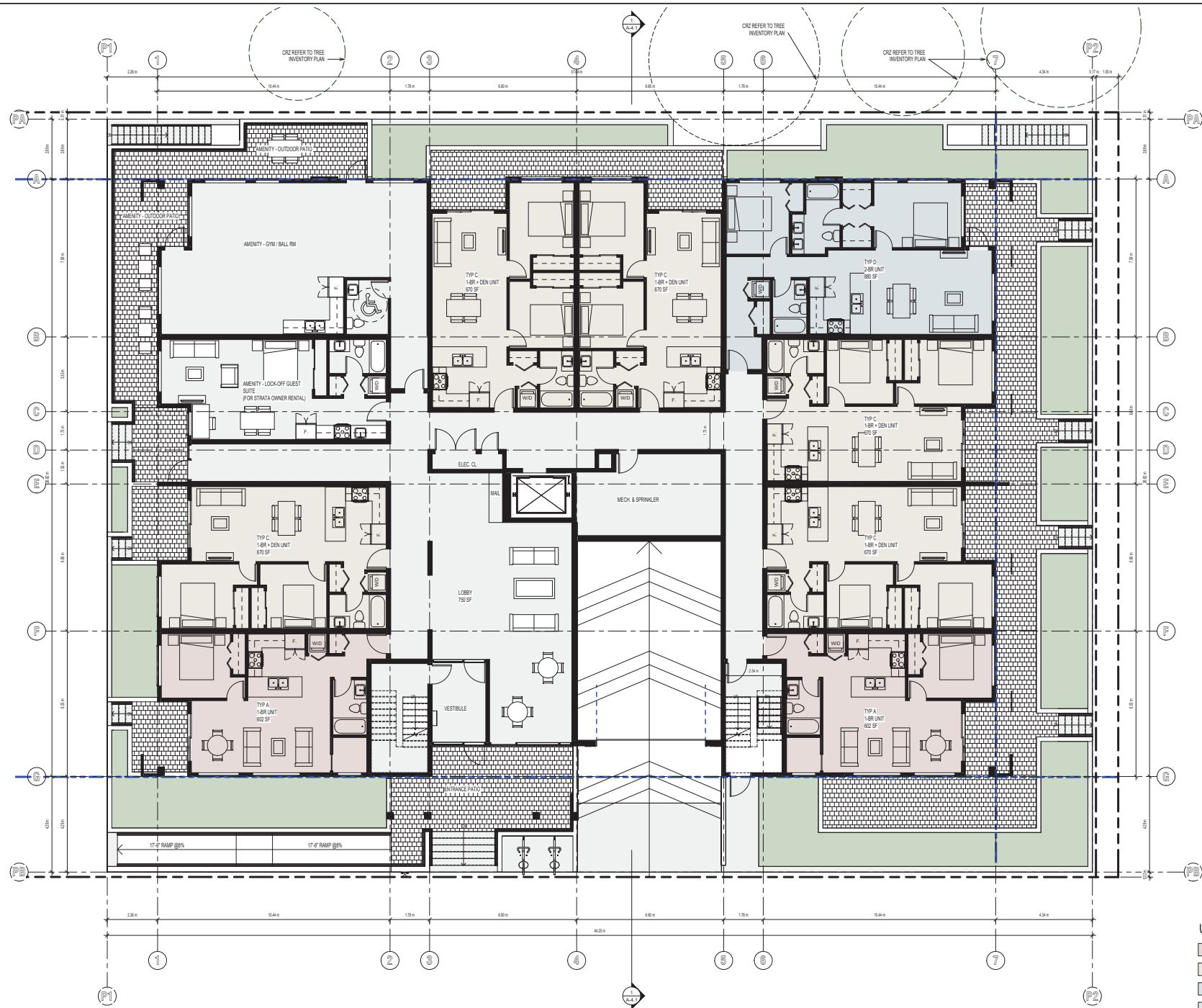
NO.	REVISION

**RESIDENTIAL DEVELOPMENT**  
 ACACIA GARDEN PROPERTIES  
 1559 KLO Rd., 5150, 5210, 5220 St. Amant Rd



2308  
 BLDG 1 P1 FLOOR PLAN

2023-03  
 3/16" = 1'-0"  
 A-2.1



1 MAIN FLOOR PLAN  
3/16" = 1'-0"

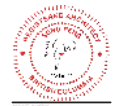
**UNIT TYP LEGEND**

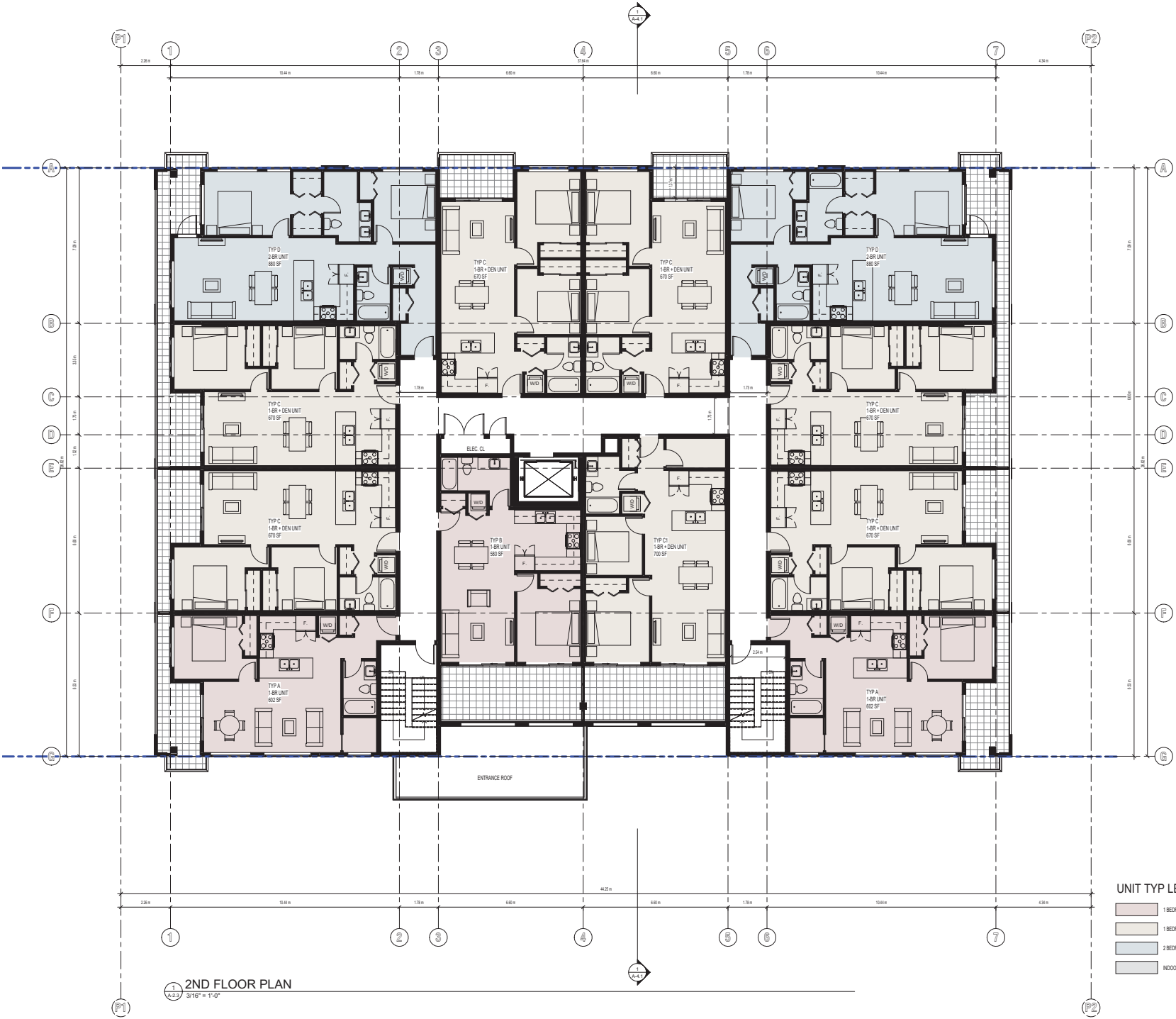
[Light Purple Box]	1 BEDROOM UNIT
[Light Blue Box]	1 BEDROOM + DEN UNIT
[Light Green Box]	2 BEDROOM UNIT
[Light Grey Box]	INDOOR AMENITY / COMMON AREA

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NO.	DESCRIPTION	DATE





**2ND FLOOR PLAN**

1  
A-2.3  
3/16" = 1'-0"

**UNIT TYP LEGEND**

- 1 BEDROOM UNIT
- 1 BEDROOM + DEN UNIT
- 2 BEDROOM UNIT
- INDOOR ARENITY / COMMON AREA



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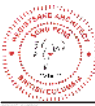
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NO.	REVISION	DATE

**RESIDENTIAL DEVELOPMENT**

ACACIA GARDEN PROPERTIES

1559 KLO Rd., 3150, 3210, 3220 St. Amant Rd



2308

**BLDG 1 2ND FLOOR PLAN**

2023-12-12  
As Indicated  
SP  
A-2.3



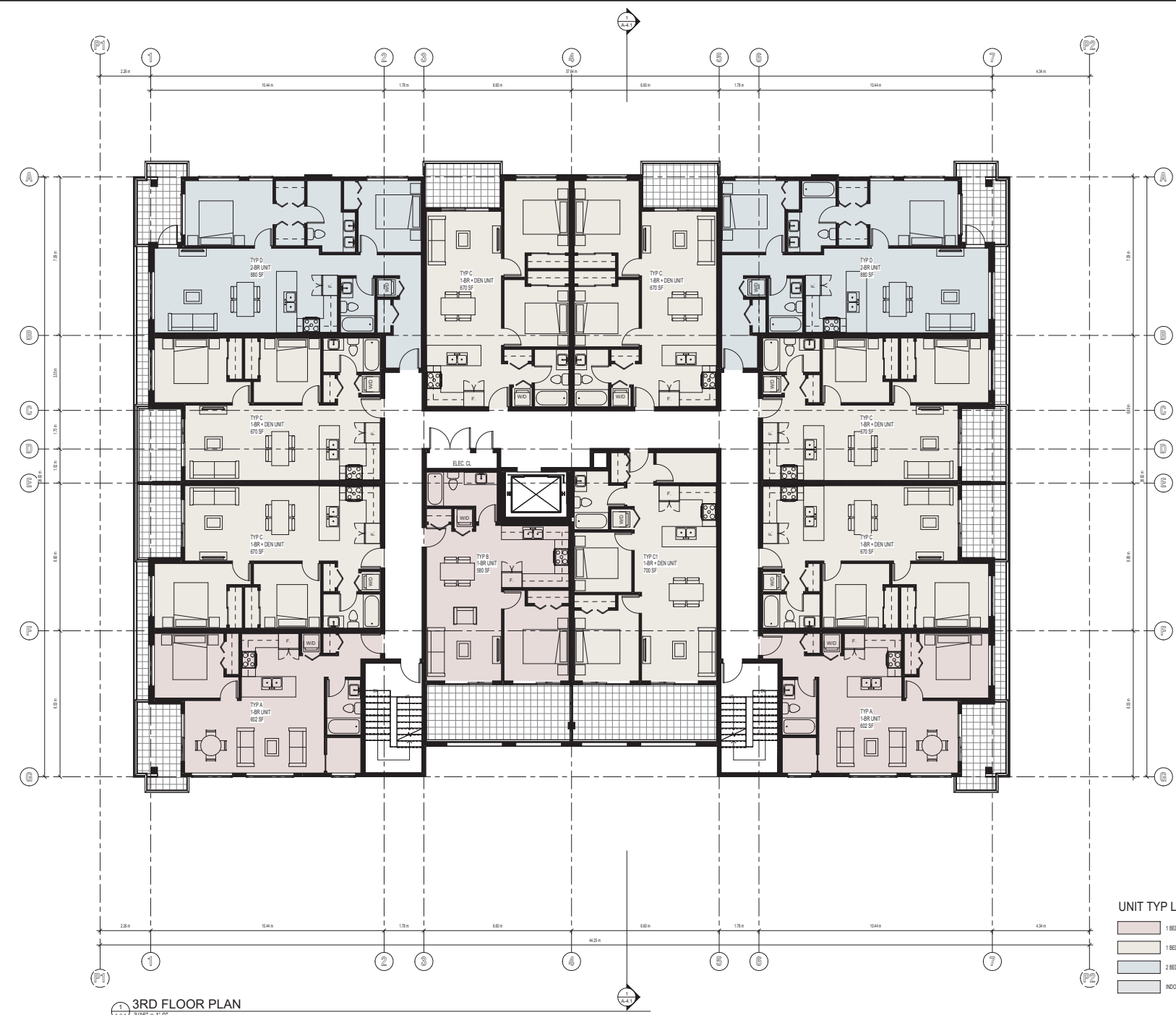


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No.	Description	Date	By	Checked	Approved

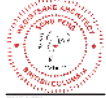
**RESIDENTIAL DEVELOPMENT**  
 ACACIA GARDEN PROPERTIES  
 1689 KLO Rd., 3150, 3210, 3220 St Amant Rd



1 3RD FLOOR PLAN  
 A-2.4 3/16" = 1'-0"

**UNIT TYP LEGEND**

- 1 BEDROOM UNIT
- 1 BEDROOM + DEN UNIT
- 2 BEDROOM UNIT
- INDOOR AMENITY / COMMON AREA

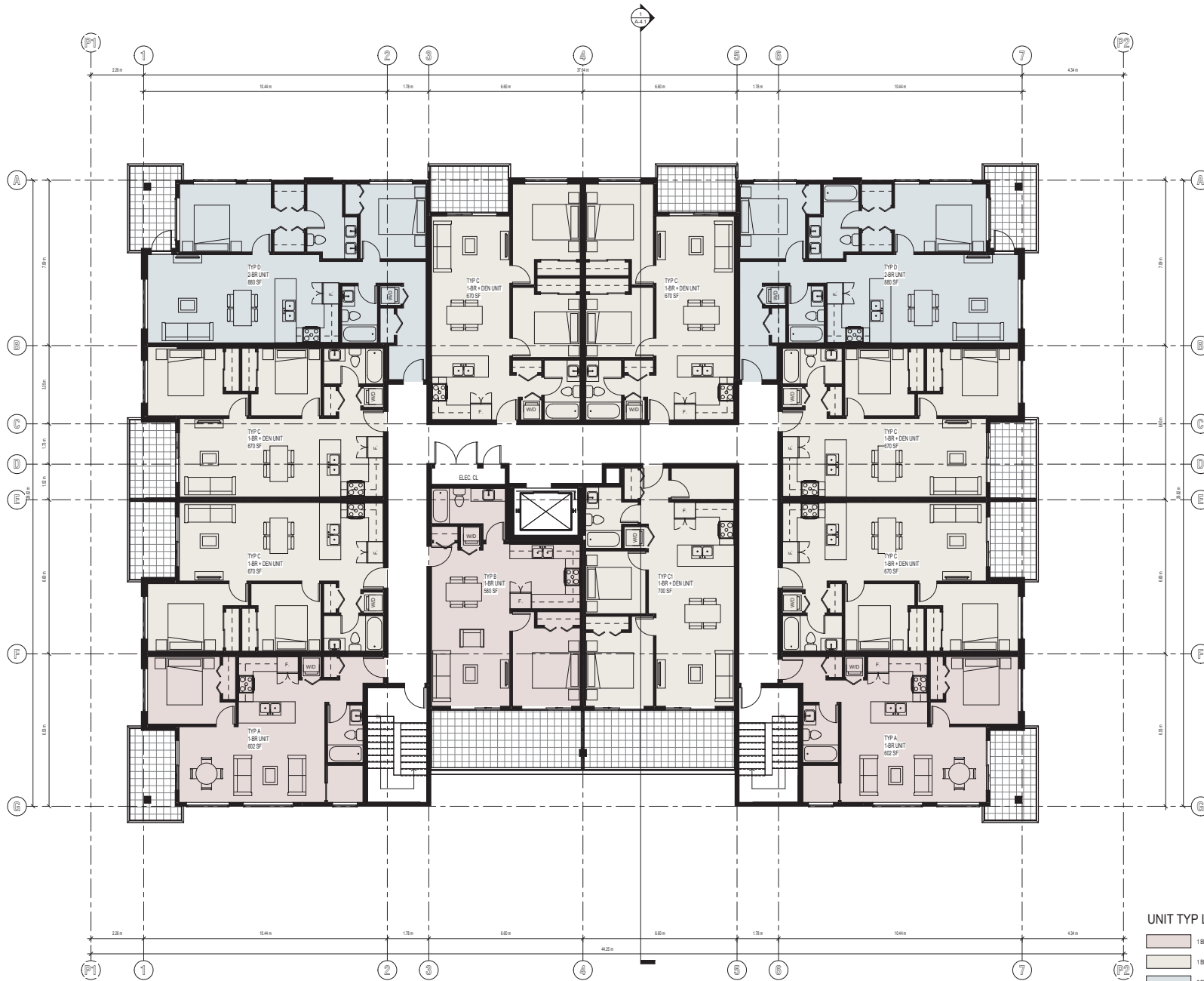


2308

BLDG 1 3RD FLOOR PLAN

DATE	DESCRIPTION
2023-12-12	As Indicated

A-2.4



1 4TH FLOOR PLAN  
3/16" = 1'-0"

UNIT TYP LEGEND

- 1 BEDROOM UNIT
- 1 BEDROOM + DEN UNIT
- 2 BEDROOM UNIT
- INDOOR ARENITY / COMMON AREA



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No.	Description	Revision

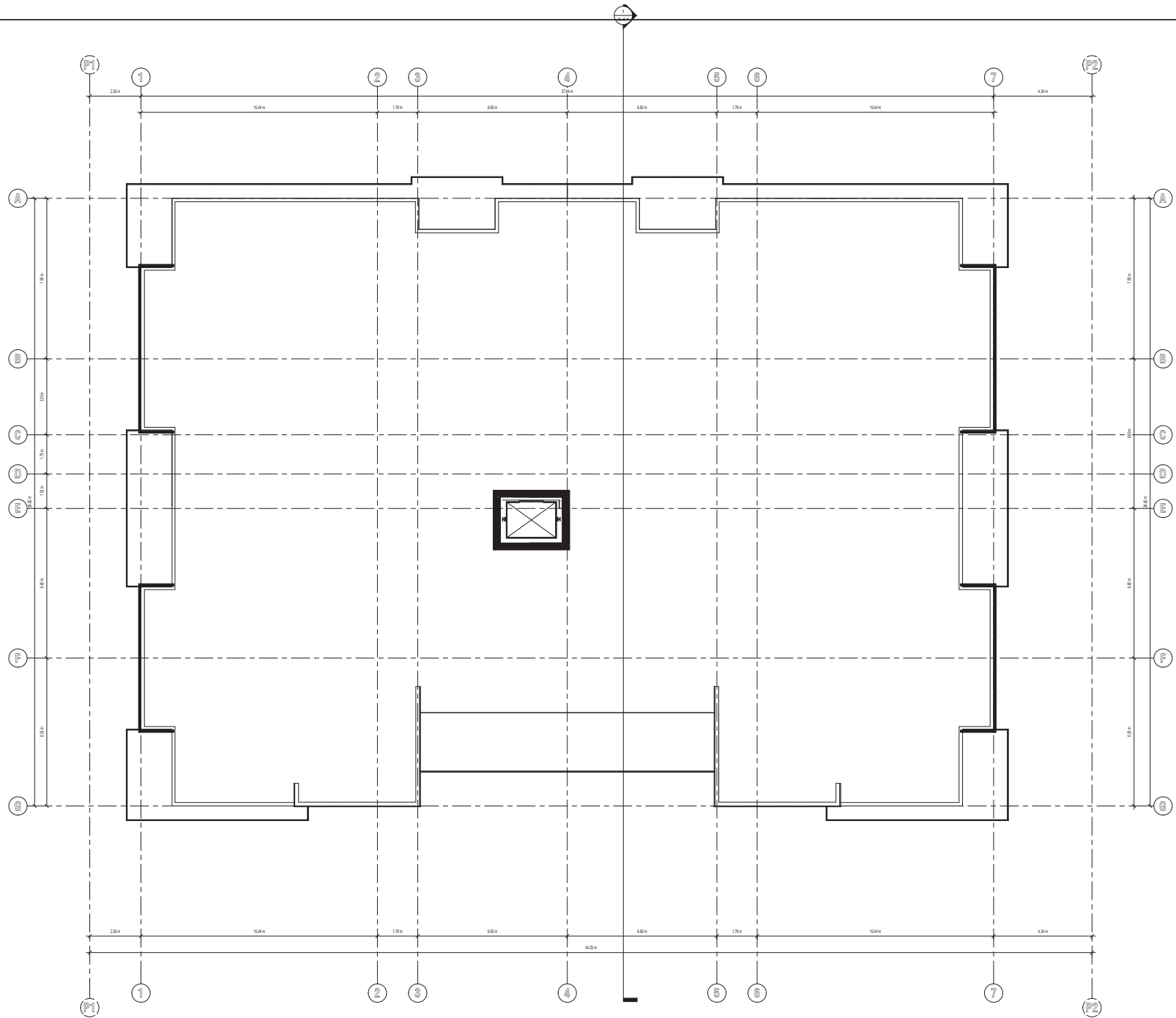


2308

**BLDG 14TH  
FLOOR PLAN**

2023-12-21	As Indicated	SP

A-2.5



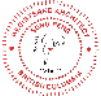
1 ROOF PLAN  
3/16" = 1'-0"



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REV.	DATE	DESCRIPTION



2308

BLDG 1 ROOF PLAN

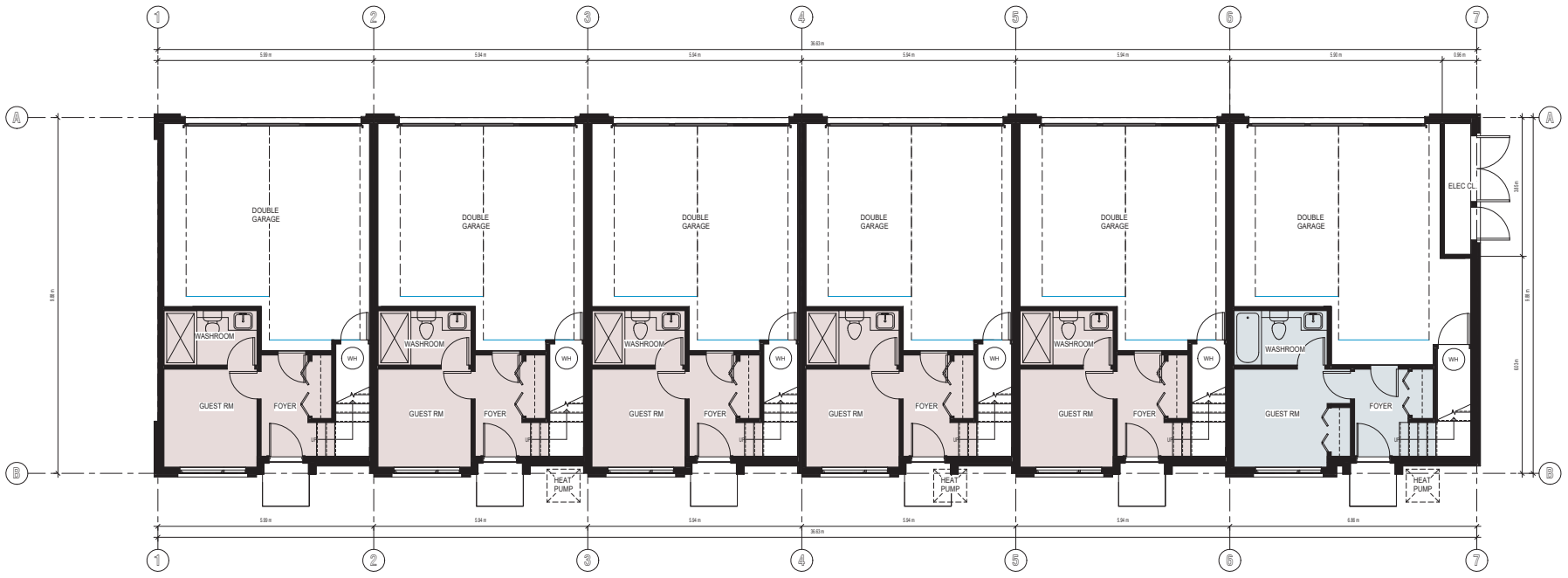
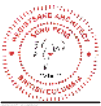
DATE	REVISION
2023-12-12	3/16" = 1'-0"

A-2.6

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NO.	REVISION	DATE	DESCRIPTION



**GROUND FLOOR**  
 1/4" = 1'-0"



**2ND FLOOR**  
 1/4" = 1'-0"

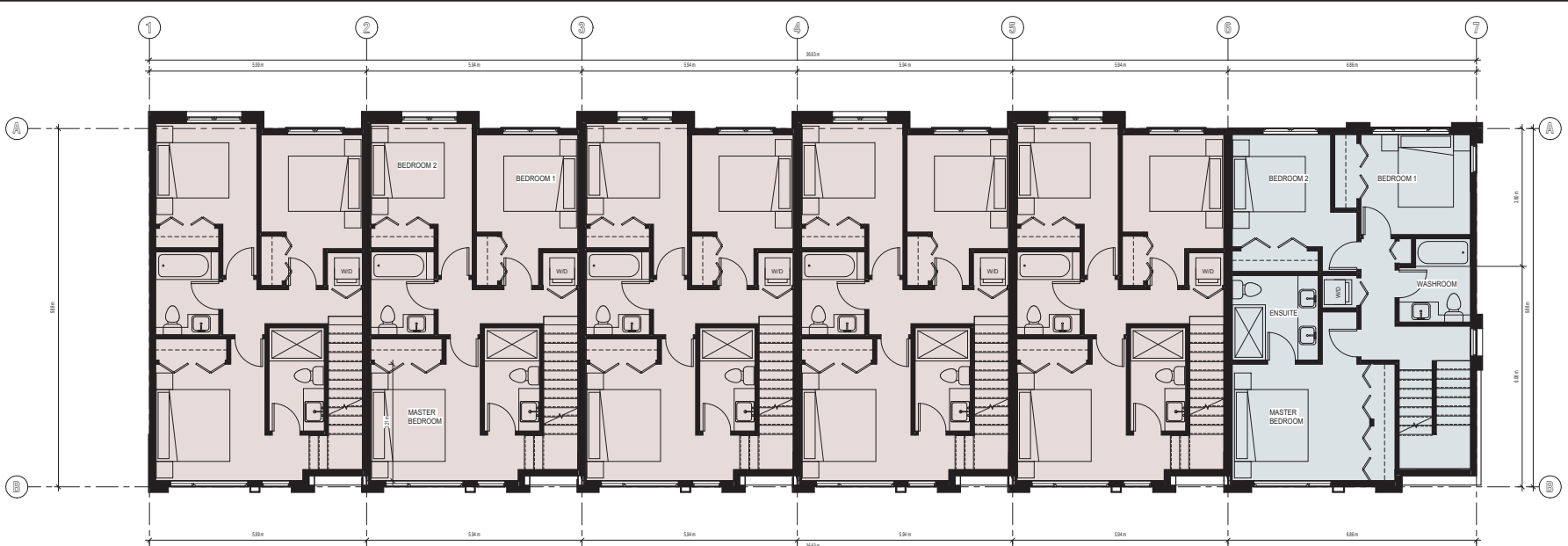
**UNIT TYP LEGEND**

TYP A	TYP B	TYP C																														
<table border="1"> <tr> <th colspan="2">GROSS NET FLOOR AREA</th> </tr> <tr> <td>FLOOR PL.</td> <td>85 SF / 18.5M</td> </tr> <tr> <td>SECOND FL.</td> <td>85 SF / 18.5M</td> </tr> <tr> <td>TOTAL</td> <td>170 SF / 37.0M</td> </tr> <tr> <td>ROOF PATO.</td> <td>170 SF / 37.0M</td> </tr> </table>	GROSS NET FLOOR AREA		FLOOR PL.	85 SF / 18.5M	SECOND FL.	85 SF / 18.5M	TOTAL	170 SF / 37.0M	ROOF PATO.	170 SF / 37.0M	<table border="1"> <tr> <th colspan="2">GROSS NET FLOOR AREA</th> </tr> <tr> <td>FLOOR PL.</td> <td>249 SF / 22.9M</td> </tr> <tr> <td>SECOND FL.</td> <td>85 SF / 18.5M</td> </tr> <tr> <td>TOTAL</td> <td>334 SF / 30.8M</td> </tr> <tr> <td>ROOF PATO.</td> <td>334 SF / 30.8M</td> </tr> </table>	GROSS NET FLOOR AREA		FLOOR PL.	249 SF / 22.9M	SECOND FL.	85 SF / 18.5M	TOTAL	334 SF / 30.8M	ROOF PATO.	334 SF / 30.8M	<table border="1"> <tr> <th colspan="2">GROSS NET FLOOR AREA</th> </tr> <tr> <td>FLOOR PL.</td> <td>211 SF / 20.1M</td> </tr> <tr> <td>SECOND FL.</td> <td>85 SF / 18.5M</td> </tr> <tr> <td>TOTAL</td> <td>296 SF / 27.3M</td> </tr> <tr> <td>ROOF PATO.</td> <td>296 SF / 27.3M</td> </tr> </table>	GROSS NET FLOOR AREA		FLOOR PL.	211 SF / 20.1M	SECOND FL.	85 SF / 18.5M	TOTAL	296 SF / 27.3M	ROOF PATO.	296 SF / 27.3M
GROSS NET FLOOR AREA																																
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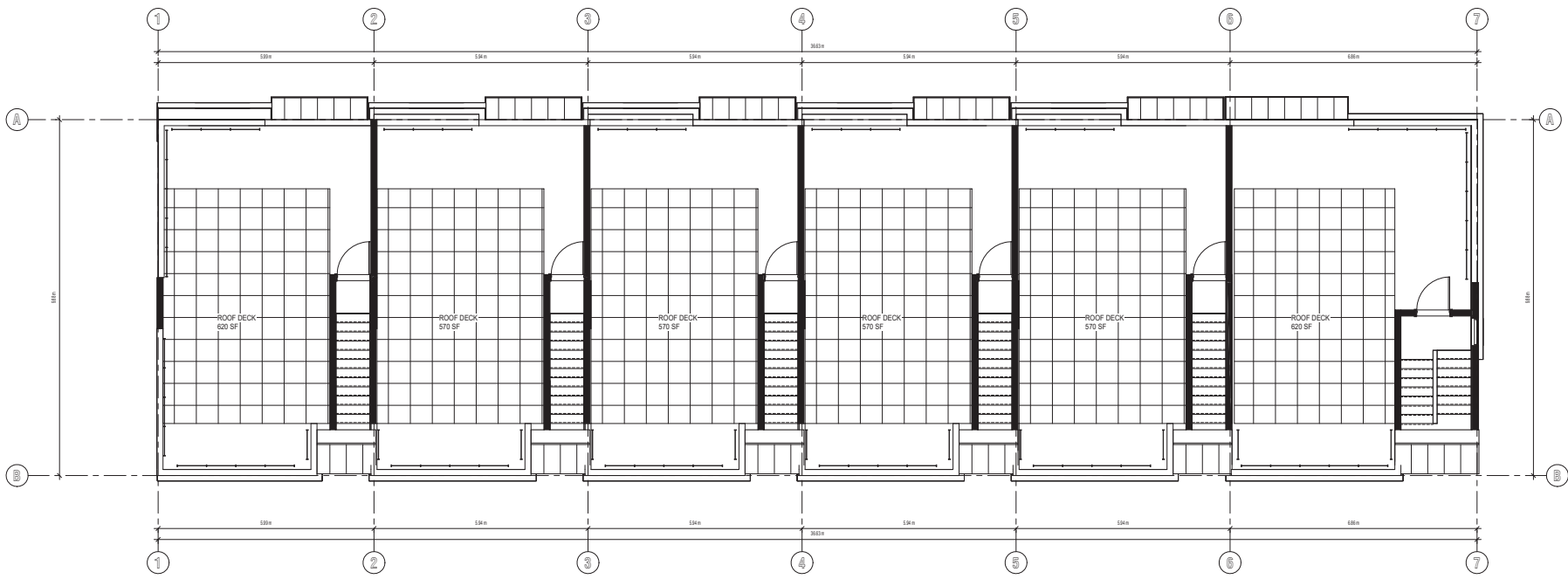
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NO.	REVISION	DATE



1 3RD FLOOR  
 1/4" = 1'-0"



2 ROOF PLAN  
 1/4" = 1'-0"

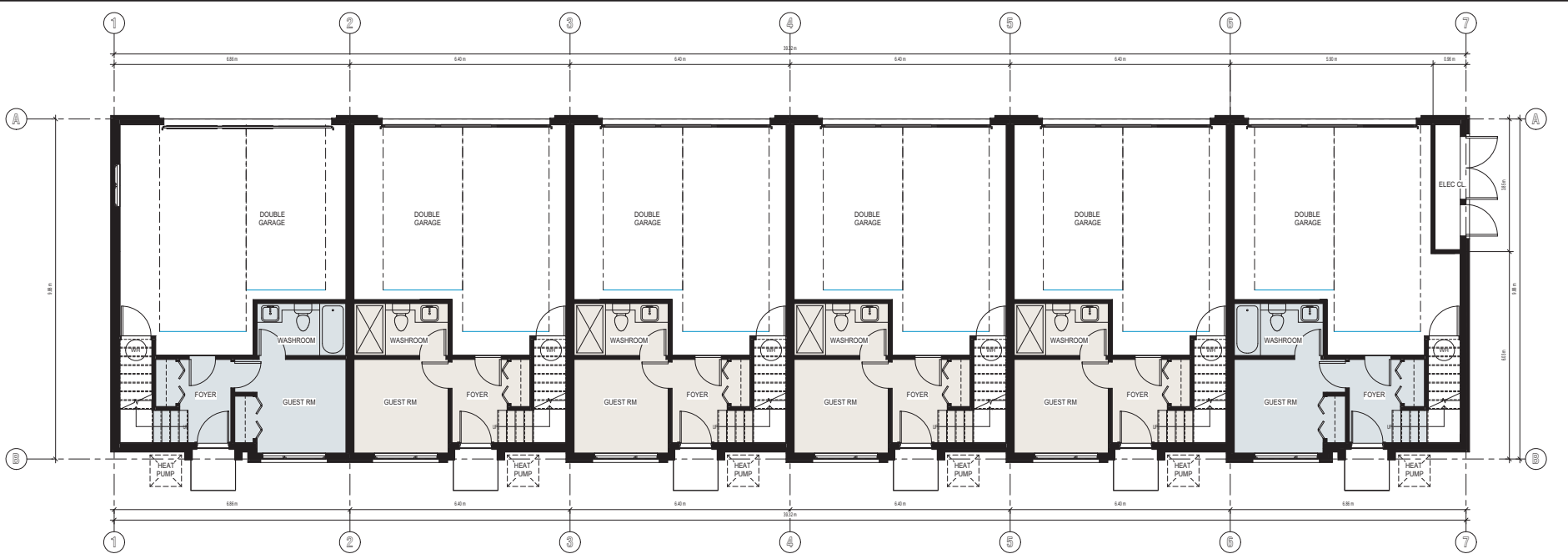
UNIT TYP LEGEND

	TYP A	<table border="0" style="font-size: 8px;"> <tr><td>FRONT FL.</td><td>185 SF / 16.9M</td></tr> <tr><td>SECOND FL.</td><td>185 SF / 16.9M</td></tr> <tr><td>W.C.D.L.</td><td>433 SF / 39.9M</td></tr> <tr><td>TOTAL</td><td>453 SF / 41.7M</td></tr> <tr><td>ROOF PATO</td><td>570 SF / 52.6M</td></tr> </table>	FRONT FL.	185 SF / 16.9M	SECOND FL.	185 SF / 16.9M	W.C.D.L.	433 SF / 39.9M	TOTAL	453 SF / 41.7M	ROOF PATO	570 SF / 52.6M		TYP B	<table border="0" style="font-size: 8px;"> <tr><td>FRONT FL.</td><td>204 SF / 18.8M</td></tr> <tr><td>SECOND FL.</td><td>185 SF / 16.9M</td></tr> <tr><td>W.C.D.L.</td><td>398 SF / 36.4M</td></tr> <tr><td>TOTAL</td><td>787 SF / 72.1M</td></tr> <tr><td>ROOF PATO</td><td>570 SF / 52.6M</td></tr> </table>	FRONT FL.	204 SF / 18.8M	SECOND FL.	185 SF / 16.9M	W.C.D.L.	398 SF / 36.4M	TOTAL	787 SF / 72.1M	ROOF PATO	570 SF / 52.6M		TYP C	<table border="0" style="font-size: 8px;"> <tr><td>FRONT FL.</td><td>211 SF / 19.4M</td></tr> <tr><td>SECOND FL.</td><td>185 SF / 16.9M</td></tr> <tr><td>W.C.D.L.</td><td>398 SF / 36.4M</td></tr> <tr><td>TOTAL</td><td>794 SF / 73.0M</td></tr> <tr><td>ROOF PATO</td><td>620 SF / 57.1M</td></tr> </table>	FRONT FL.	211 SF / 19.4M	SECOND FL.	185 SF / 16.9M	W.C.D.L.	398 SF / 36.4M	TOTAL	794 SF / 73.0M	ROOF PATO	620 SF / 57.1M
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CONSULTANT

NO.	REVISION	DATE



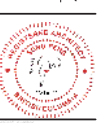
1 GROUND FLOOR  
 1/4" = 1'-0"



2 2ND FLOOR  
 1/4" = 1'-0"

UNIT TYP LEGEND

	TYP A		TYP B		TYP C
<small>                 GROSS NET FLOOR AREA                  FLOOR PL: 85 SF / 18.9M<sup>2</sup>                  SECOND PL: 85 SF / 18.9M<sup>2</sup>                  BLDG PL: 170 SF / 15.8M<sup>2</sup>                  TOTAL: 170 SF / 15.8M<sup>2</sup>                  ROOF PATIO: 0 SF / 0.0M<sup>2</sup> </small>		<small>                 GROSS NET FLOOR AREA                  FLOOR PL: 246 SF / 22.8M<sup>2</sup>                  SECOND PL: 85 SF / 18.9M<sup>2</sup>                  BLDG PL: 331 SF / 30.7M<sup>2</sup>                  TOTAL: 326 SF / 30.3M<sup>2</sup>                  ROOF PATIO: 0 SF / 0.0M<sup>2</sup> </small>		<small>                 GROSS NET FLOOR AREA                  FLOOR PL: 211 SF / 19.5M<sup>2</sup>                  SECOND PL: 85 SF / 18.9M<sup>2</sup>                  BLDG PL: 296 SF / 27.5M<sup>2</sup>                  TOTAL: 281 SF / 26.2M<sup>2</sup>                  ROOF PATIO: 14 SF / 1.3M<sup>2</sup> </small>	



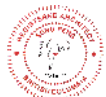
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NO.	REVISION	DATE

**RESIDENTIAL DEVELOPMENT**

ACACIA GARDEN PROPERTIES  
 1559 KLO Rd., 3150, 3210, 3220 St. Amant Rd

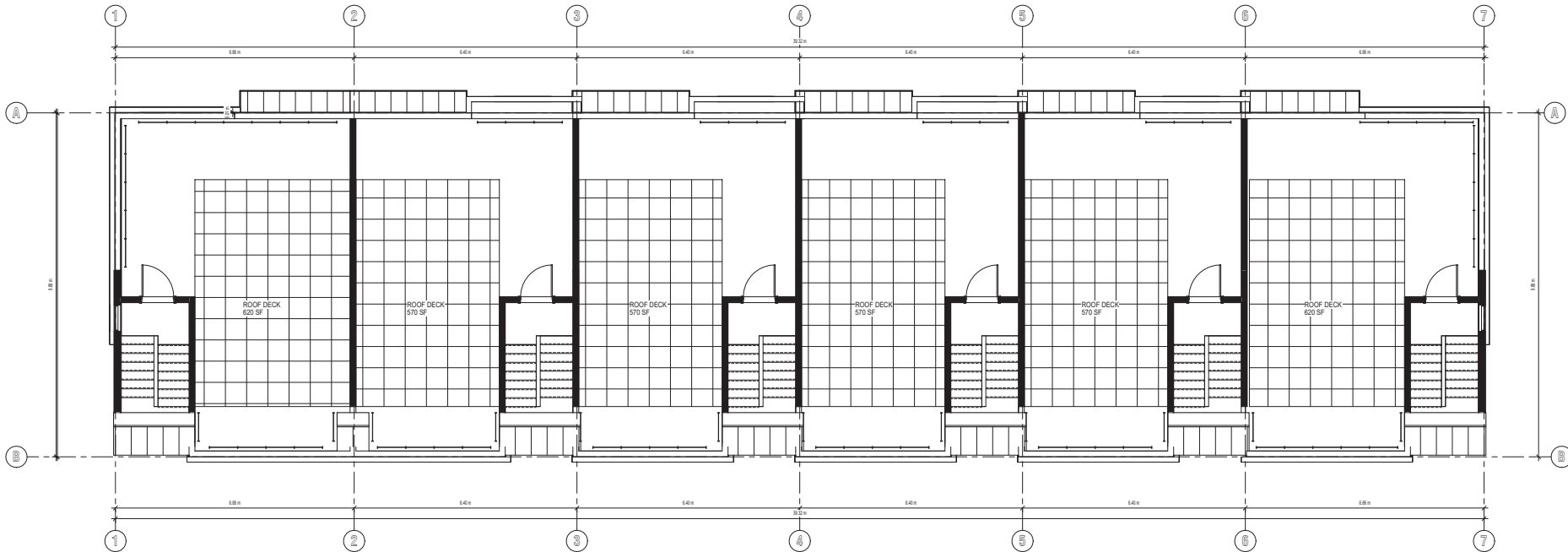


2308

BLDG 3.5 FLOOR PLANS



**3RD FLOOR**  
 1/4" = 1'-0"



**ROOF PLAN**  
 2/4" = 1'-0"

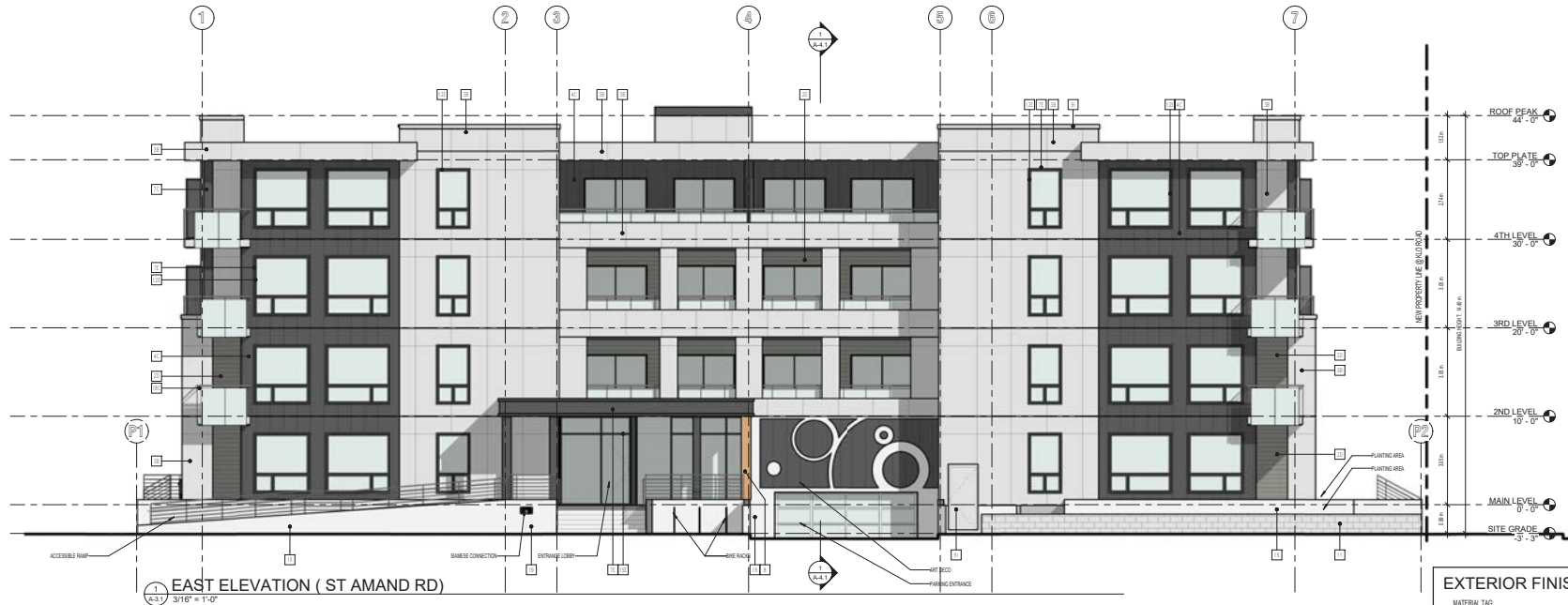
UNIT TYP LEGEND

TYP A	TYP B	TYP C
GROSS NET FLOOR AREA FLOOR PL BEDROOM BATH TOTAL ROOF PATIO 185 SF / 18.5M 185 SF / 18.5M 113 SF / 10.5M 142 SF / 13.2M 176 SF / 16.3M	GROSS NET FLOOR AREA FLOOR PL BEDROOM BATH TOTAL ROOF PATIO 204 SF / 19.0M 185 SF / 18.5M 185 SF / 18.5M 139 SF / 12.8M 176 SF / 16.3M	GROSS NET FLOOR AREA FLOOR PL BEDROOM BATH TOTAL ROOF PATIO 211 SF / 20.0M 185 SF / 18.5M 185 SF / 18.5M 139 SF / 12.8M 176 SF / 16.3M

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NO.	REVISION	DATE



**1 EAST ELEVATION ( ST AMAND RD)**  
 3/16" = 1'-0"



**2 NORTH ELEVATION (KLO ROAD)**  
 3/16" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

MATERIAL TAG



MATERIAL & FINISH

- 1 - NEWTECHWOOD COMPOSITE WOOD SIDING, 1/4" X 1, VERTICAL INSTALL
- 2 - HARDIE SIDING
- 3 - HARDIE PANEL
- 4 - HARDIE BOARD WITH BATTEN
- 5 - THIN BRICKS
- 6 - METAL CAP FLASHING
- 7 - WOOD TRIM
- 8 - ALUMINUM METAL SCREEN
- 9 - METAL FLASHING
- 10 - STANDING SEAM METAL PANEL
- 11 - ALLEN BLOCKS
- 12 - VINYL WINDOW / SLIDING DOOR
- 13 - LAMINATED GLAZING DOOR
- 14 - METAL DOOR
- 15 - ALUMINUM STOREFRONT WINDOW
- 16 - PRIVACY GLASS SCREEN
- 17 - INSULATED GARAGE SECTION DOOR
- 18 - METAL RAILING
- 19 - CONCRETE, SMOOTH FINISH

COLOR

- A - PERUVIAN TEAK
- B - BM 00-26 SILVER SATIN
- C - BM 2125-01 DEEP SPACE
- D - BM 219 IVORY PORCELAIN
- E - BM 2128-10 BLACK BEAUTY
- F - BM HC-28 SHELBURNE BUFF
- G - RED CEDAR
- H - MAHEAR BRICK, OVER
- I - COLOR TO MATCH ADJACENT WALL



2308

**BLDG 1 ELEVATIONS**

2023-12-12  
 As Indicated  
 SP  
 A-3.1



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CONSULTANT:



**1 WEST ELEVATION**  
 3/16" = 1'-0"



**2 SOUTH ELEVATION**  
 3/16" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

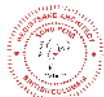
MATERIAL TAG:	MATERIAL & FINISH:
1A	NEWTECHWOOD COMPOSITE WOOD SIDING, UH81, VERTICAL INSTALL
2	HARDBOARD SIDING
3	HARDBOARD PANEL
4	HARDBOARD BOARD WITH BATTEN
5	THIN BRICKS
6	METAL CAP FLASHING
7	WOOD TRIM
8	ANODIZED METAL SCREEN
9	METAL FLASHING
10	STANDING SEAM METAL PANEL
11	ALLEN BLOCKS
12	VINYL WINDOW / SLIDING DOOR
13	LAMINATED GLAZING DOOR
14	METAL DOOR
15	ALUMINUM STOREFRONT WINDOW
16	PRIVACY GLASS SCREEN
17	INSULATED GARAGE SECTION DOOR
18	METAL RAILING
19	CONCRETE, SMOOTH FINISH

COLOR:
A - PERUVIAN TEAK
B - BM OC-28 SILVER SATIN
C - BM 2105-20 DEEP SPACE
D - BM 228 IVORY PORCELAIN
E - BM 2128-10 BLACK BEAUTY
F - BM HC-28 SHELburne BUFF
G - RED CEDAR
H - MANSAR BRICK COVER
1 - COLOR TO MATCH ADJACENT WALL

**RESIDENTIAL DEVELOPMENT**  
 ACACIA GARDEN PROPERTIES

1559 KLO Rd., 3150, 3210, 3220 St. Annand Rd



2308

BLDG 1 ELEVATIONS

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NO.	REVISION	DATE	DESCRIPTION



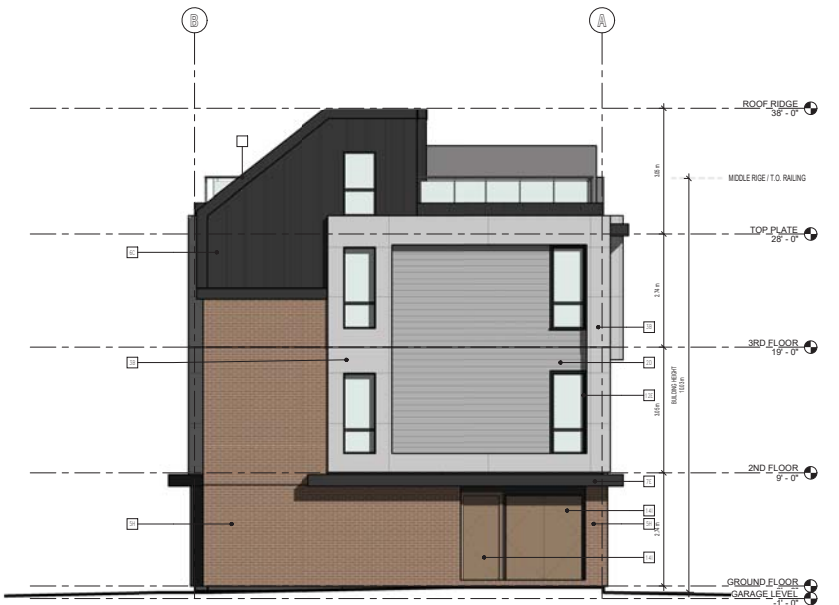
**1 EAST ELEVATION**  
 1/4" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

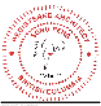
MATERIAL TAG:  
 MATERIAL & FINISH: 1A COLOR

MATERIAL & FINISH
1 - NEWTECHWOOD COMPOSITE WOOD SIDING, LH&L, VERTICAL INSTALL
2 - HARDIE SIDING
3 - HARDIE PANEL
4 - HARDIE BOARD WITH BATTEN
5 - THIN BRICKS
6 - METAL CAP FLASHING
7 - WOOD TRIM
8 - ANCO METAL SCREEN
9 - METAL FLASHING
10 - STANDING SEAM METAL PANEL
11 - ALLEN BLOCKS
12 - VINYL WINDOW / SLIDING DOOR
13 - LAMINATED GLAZING DOOR
14 - METAL DOOR
15 - ALUMINUM STOREFRONT WINDOW
16 - PRIVACY GLASS SCREEN
17 - INSULATED GARAGE SECTION DOOR
18 - METAL RAILING
19 - CONCRETE, SMOOTH FINISH

COLOR
A - PERUVIAN TEAK
B - BM OC-28, SILVER SATIN
C - BM 2125-20 DEEP SPACE
D - BM 219 FIVORY PORCELAIN
E - BM 2128-10 BLACK BEAUTY
F - BM HC-28 SHELBYBURNE BUFF
G - RED CEDAR
H - M-NEAR BRICK, DOVER
I - COLOR TO MATCH ADJACENT WALL



**2 NORTH ELEVATION**  
 1/4" = 1'-0"



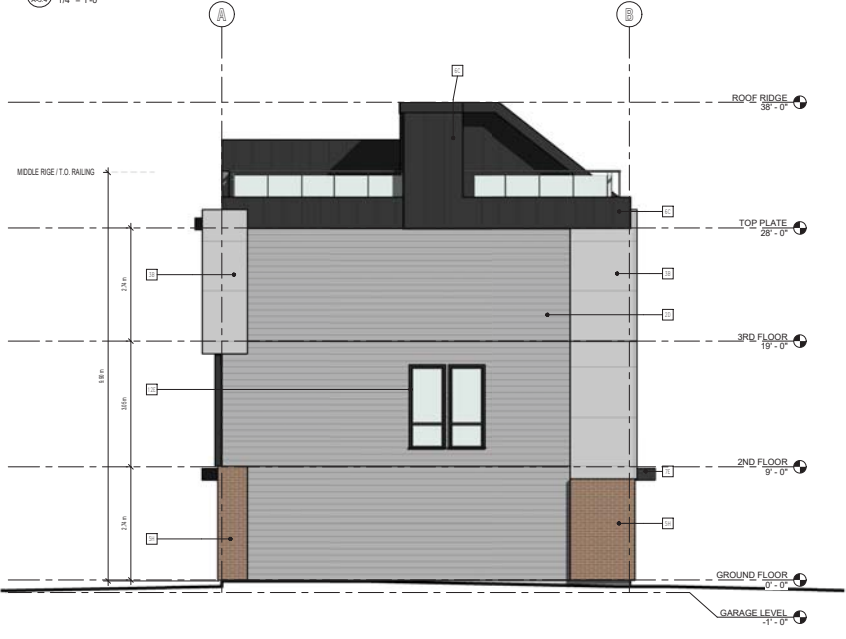
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NO.	DATE	DESCRIPTION

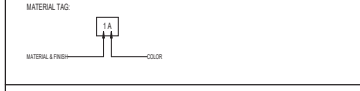


1 WEST ELEVATION  
 1/8" = 1'-0"



2 SOUTH ELEVATION  
 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

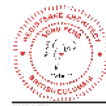


MATERIAL & FINISH
1 - NEWTECHWOOD COMPOSITE WOOD SIDING UPR1, VERTICAL INSTALL
2 - HARDIE SIDING
3 - HARDIE PANEL
4 - HARDIE BOARD WITH BATTEN
5 - THIN BRICKS
6 - METAL CAP FLASHING
7 - WOOD TRIM
8 - AMCO METAL SCREEN
9 - METAL FLASHING
10 - STANDING SEAM METAL PANEL
11 - ALLEN BLOCKS
12 - VINYL WINDOW / SLIDING DOOR
13 - LAMINATED GLAZING DOOR
14 - METAL DOOR
15 - ALUMINUM STOREFRONT WINDOW
16 - PRIVACY GLASS SCREEN
17 - INSULATED GARAGE SECTION DOOR
18 - METAL RAILING
19 - CONCRETE, SMOOTH FINISH

COLOR
A - PERUVIAN TEAK
B - BM 00-28, SILVER SATIN
C - BM 2125-20 DEEP SPACE
D - BM 229 IVORY PORCELAIN
E - BM 2128-10 BLACK BEAUTY
F - BM HC-28 SHELBURNE BLUFF
G - RED CEDAR
H - MAREAR BRICK COVER
I - COLOR TO MATCH ADJACENT WALL

RESIDENTIAL DEVELOPMENT  
 ACACIA GARDEN PROPERTIES

1559 KLO Rd., 3150, 3210, 3220 St. Amant Rd



2308

BLDG 2,4,6 ELEVATIONS

2023-12-12	As Issued

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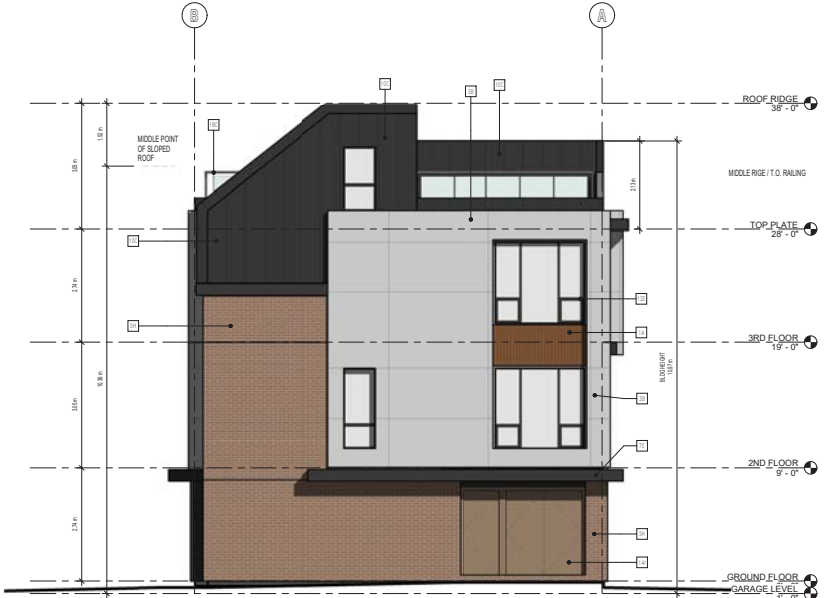
CONSULTANT:

NO.	DATE	DESCRIPTION

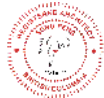


**EAST ELEVATION**  
 A3.5 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
MATERIAL TAG:	11
MATERIAL & FINISH:	COLOR
MATERIAL & FINISH:	
1 - NEWTECHWOOD COMPOSITE WOOD Siding UPR1, VERTICAL INSTALL	
2 - HARDIE Siding	
3 - HARDIE PANEL	
4 - HARDIE BOARD WITH BATTEN	
5 - THIN BRICKS	
6 - METAL CAP FLASHING	
7 - WOOD TRIM	
8 - AMCO METAL SCREEN	
9 - METAL FLASHING	
10 - STANDING SEAM METAL PANEL	
11 - ALLEN BLOCKS	
12 - VINYL WINDOW / SLIDING DOOR	
13 - LAMINATED GLAZING DOOR	
14 - METAL DOOR	
15 - ALUMINUM STOREFRONT WINDOW	
16 - PRIVACY GLASS SCREEN	
17 - INSULATED GARAGE SECTION DOOR	
18 - METAL RAILING	
19 - CONCRETE, SMOOTH FINISH	
COLOR:	
A - PERUVIAN TEAK	
B - BM 00-26 SILVER SATIN	
C - BM 2125-20 DEEP SPACE	
D - BM 259 IVORY PORCELAIN	
E - BM 2126-10 BLACK BEAUTY	
F - BM HC-28 SHELBYBURNE BUFF	
G - RED CEDAR	
H - MANAR BRICK COVER	
I - COLOR TO MATCH ADJACENT WALL	



**NORTH ELEVATION**  
 A3.5 1/4" = 1'-0"



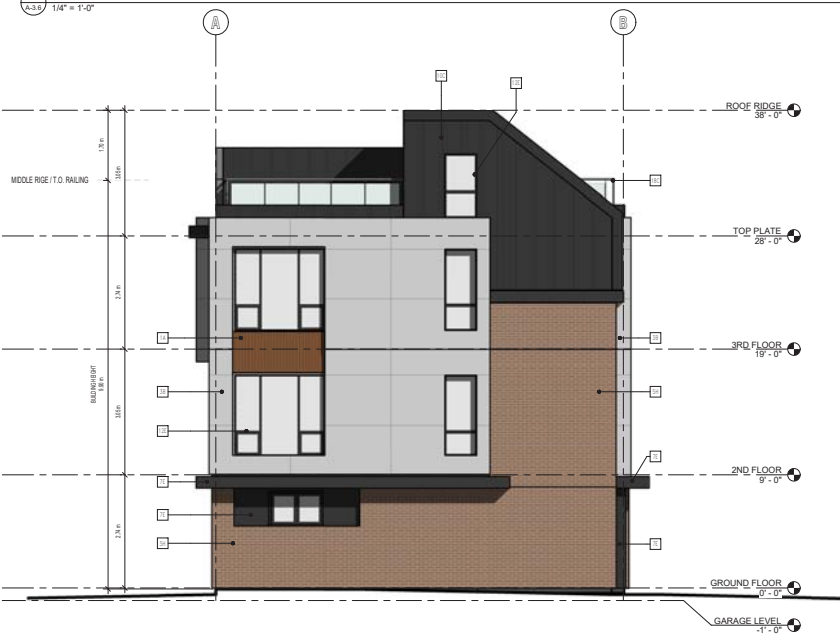
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CONSULTANT

NO.	DATE	REVISIONS

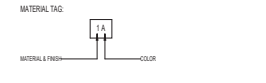


1 WEST ELEVATION  
1/8" = 1'-0"



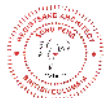
2 SOUTH ELEVATION  
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE



MATERIAL TAG
MATERIAL & FINISH
1 - NEWTECHWOOD COMPOSITE WOOD SIDING, UPR, VERTICAL INSTALL
2 - HARDIE SIDING
3 - HARDIE PANEL
4 - HARDIE BOARD WITH BATTEN
5 - THIN BRICKS
6 - METAL CAP FLASHING
7 - WOOD TRIM
8 - AMCO METAL SCREEN
9 - METAL FLASHING
10 - STANDING SEAM METAL PANEL
11 - ALLEN BLOCKS
12 - VINYL WINDOW / SLIDING DOOR
13 - LAMINATED GLAZING DOOR
14 - METAL DOOR
15 - ALUMINUM STOREFRONT WINDOW
16 - PRIVACY GLASS SCREEN
17 - INSULATED GARAGE SECTION DOOR
18 - METAL RAILING
19 - CONCRETE, SMOOTH FINISH

COLOR
A - PERUVIAN TEAK
B - BM OC-20, SILVER SATIN
C - BM 2125-20 DEEP SPACE
D - BM 228 IVORY PORCELAIN
E - BM 2128-10 BLACK BEAUTY
F - BM HC-28 SHELBYRNE BUFF
G - RED CEDAR
H - MANEAR BRICK COVER
I - COLOR TO MATCH ADJACENT WALL

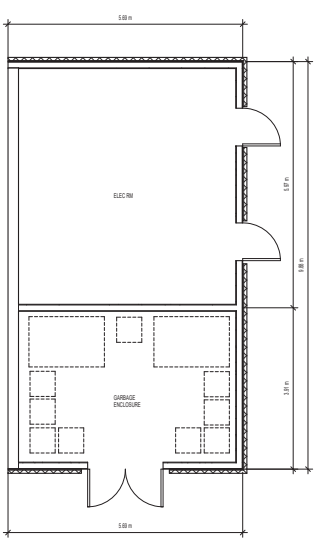




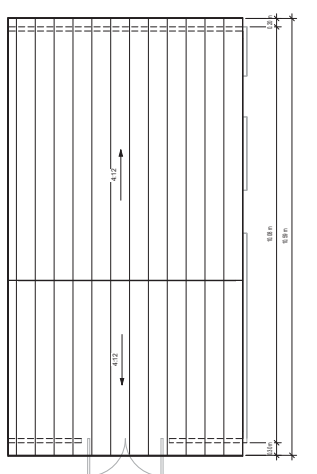
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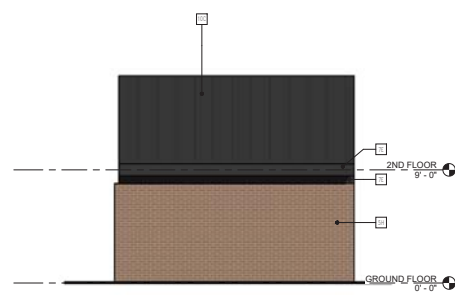
No.	DATE	REVISION/DESCRIPTION



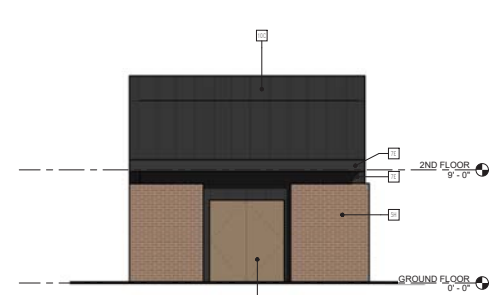
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 GROUND FLOOR  
 A-3.7 1/4" = 1'-0"



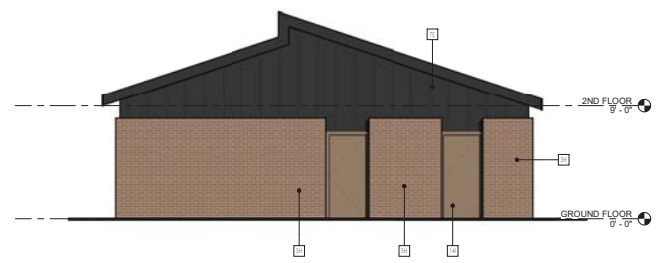
**2**  
 ROOF PLAN  
 A-3.7 1/4" = 1'-0"



**4**  
 WEST ELEVATION  
 A-3.7 1/4" = 1'-0"



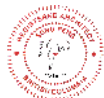
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 EAST ELEVATION  
 A-3.7 1/4" = 1'-0"

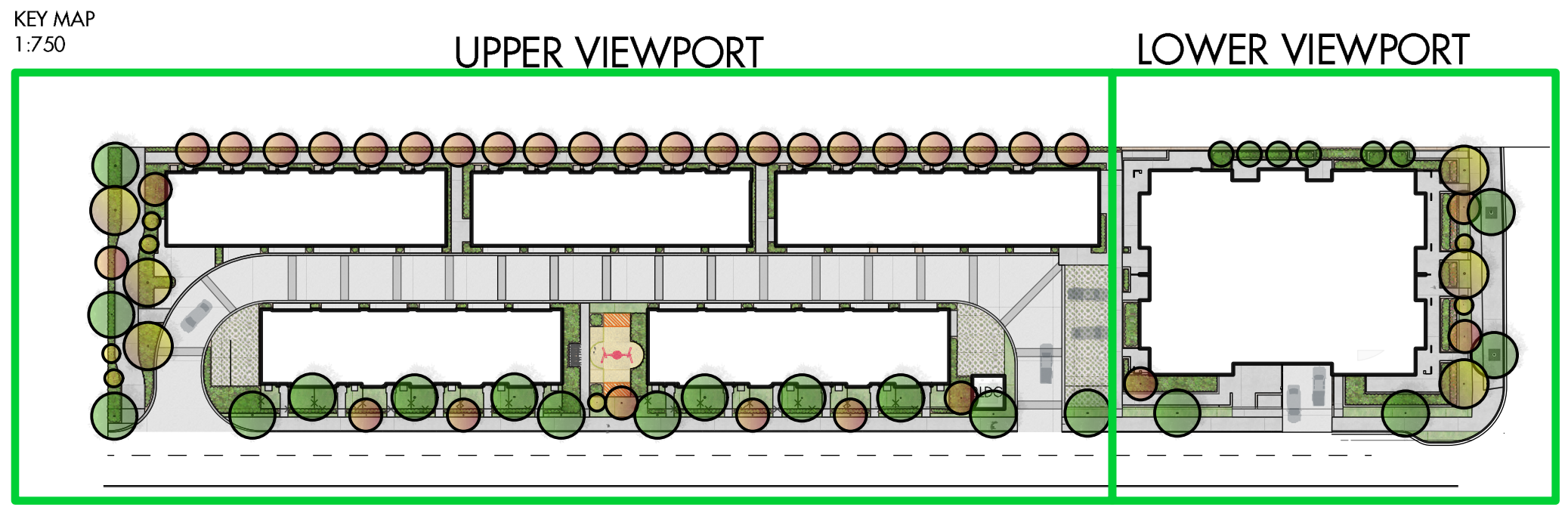
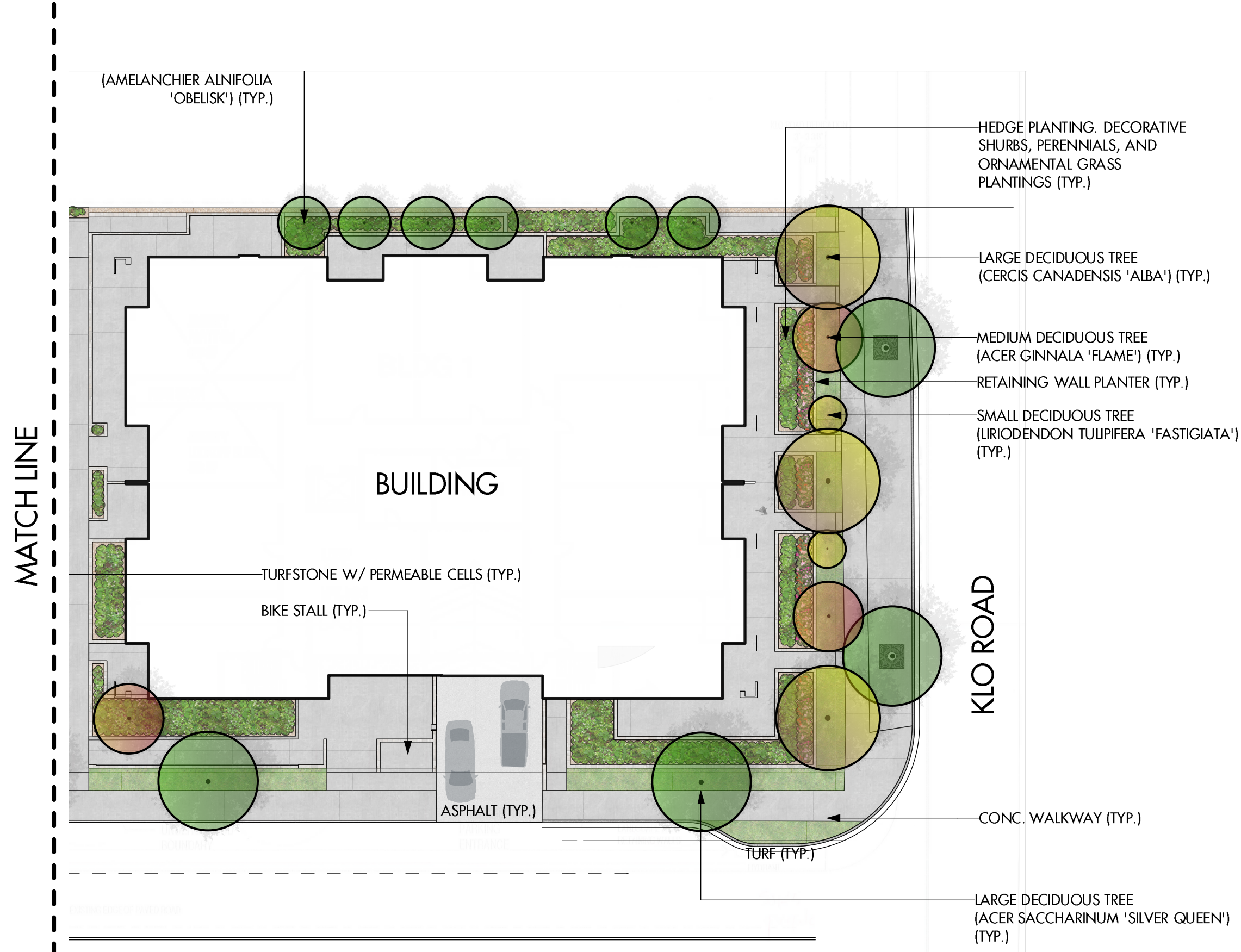
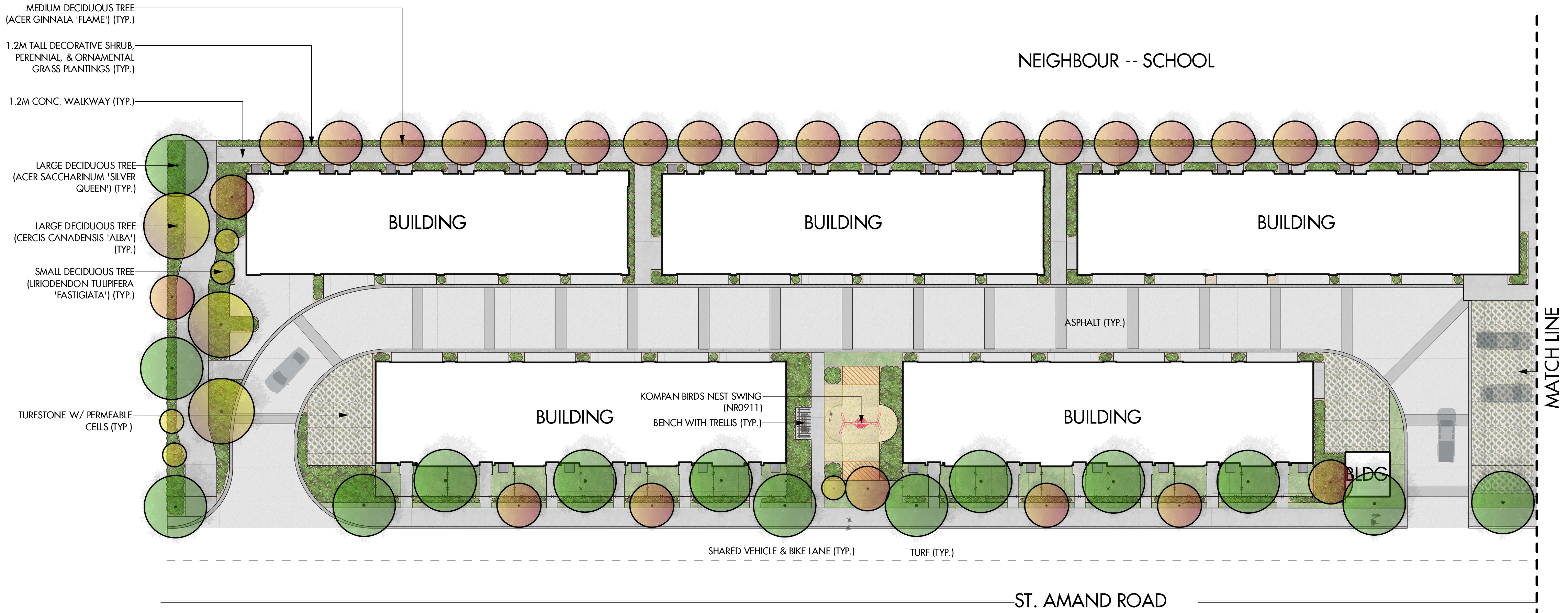
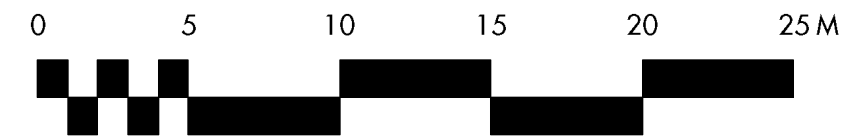


**6**  
 NORTH ELEVATION  
 A-3.7 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
MATERIAL TAG:	[ 1-5 ]
MATERIAL & FINISH:	[ 1-5 ] COLOR
MATERIAL & FINISH:	
1 -	NEWTECHWOOD COMPOSITE WOOD SIDING, LH#1, VERTICAL INSTALL
2 -	HARDIE SIDING
3 -	HARDIE PANEL
4 -	HARDIE BOARD WITH BATTEN
5 -	TRN BRICKS
6 -	METAL CAP FLASHING
7 -	WOOD TRIM
8 -	AMCO METAL SCREEN
9 -	METAL FLASHING
10 -	STANDING SEAM METAL PANEL
11 -	ALLEN BLOCKS
12 -	VINYL WINDOW / SLIDING DOOR
13 -	LAMINATED GLAZING DOOR
14 -	METAL DOOR
15 -	ALUMINUM STOREFRONT WINDOW
16 -	PRIVACY GLASS SCREEN
17 -	INSULATED GARAGE SECTION DOOR
18 -	METAL PAILING
19 -	CONCRETE, SMOOTH FINISH
COLOR:	
A -	PERUVIAN TEAK
B -	BM 00-20, SILVER SATIN
C -	BM 2105-20 DEEP SPACE
D -	BM 209 IVORY PORCELAIN
E -	BM 2108-10 BLACK BEAUTY
F -	BM HC-20 SHELburne BUFF
G -	RED CEDAR
H -	MANKER BRICK DOVER
I -	COLOR TO MATCH ADJACENT WALL

**RESIDENTIAL DEVELOPMENT**  
 ACACIA GARDEN PROPERTIES  
 1899 KLO Rd., 3150, 3210, 3220 St. Amant Rd.



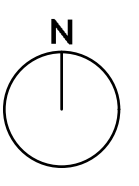


**PLANT LIST**

\*PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING\*

BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER GINNALA 'FLAME'	FLAME MAPLE	32	4m CAL
ACER SACCHARINUM 'SILVER QUEEN'	SILVER QUEEN MAPLE	18	5m CAL
AMELANCHIER ALNIFOLIA 'OBELISK'	SASKATOON SERVICEBERRY	7	3m CAL
CERCIS CANADENSIS 'ALBA'	ROYAL WHITE REDBUD	6	5m CAL
LIRIODENDON TUJIFERA 'FASTIGIATA'	COLUMNAR TUJUP TREE	7	3m CAL
<b>SHRUBS</b>			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	44	#02 CONT. /1.2M O.C. SPACING
BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	79	#02 CONT. /0.9M O.C. SPACING
PICEA ABIES 'LITTLE GEM'	LITTLE GEM NORWAY SPRUCE	64	#02 CONT. /1.0M O.C. SPACING
SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	115	#02 CONT. /0.75M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	79	#02 CONT. /0.9M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'SMPOTV'	TINY WINE NINEBARK	79	#02 CONT. /0.9M O.C. SPACING
<b>PERENNIALS &amp; GRASSES</b>			
ASTILBE JAPONICA 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	45	#01 CONT. /0.9M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	37	#01 CONT. /1.0M O.C. SPACING
HOSTA 'STRIPTEASE'	STRIPTEASE HOSTA	45	#01 CONT. /0.9M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	66	#01 CONT. /0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	25	#01 CONT. /1.2M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	66	#01 CONT. /0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	66	#01 CONT. /0.75M O.C. SPACING

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 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 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
  5. TURF AREA 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 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
  6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
  7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.



PROJECT TITLE  
**1559 KLO ROAD & 3150, 3210, 3220 ST. AMAND RD**  
 Kelowna, BC

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	23.12.13	Review
2		
3		
4		
5		

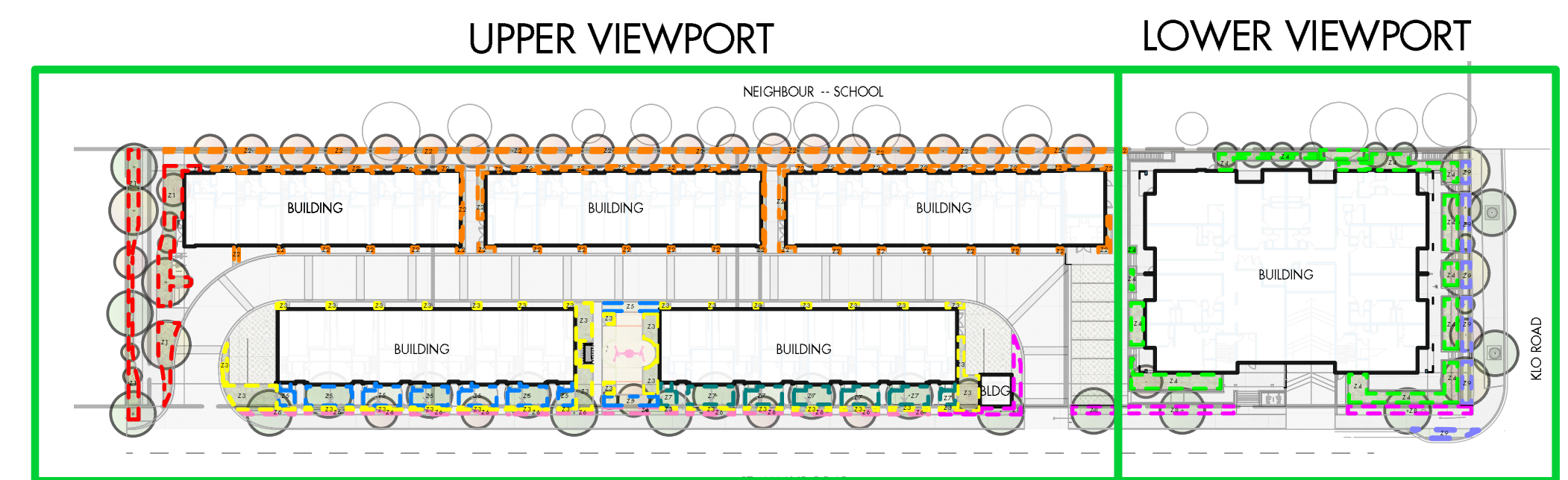
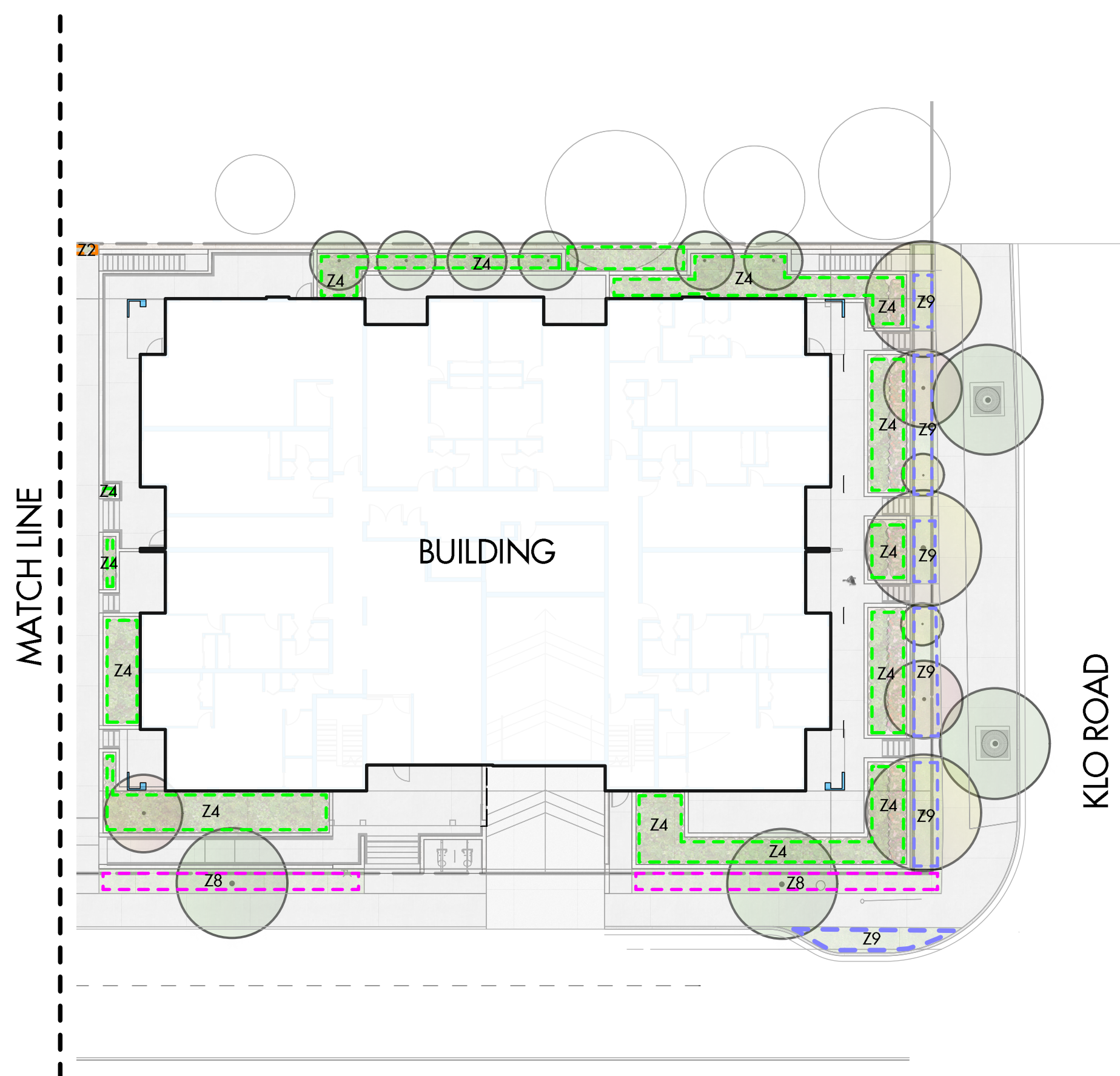
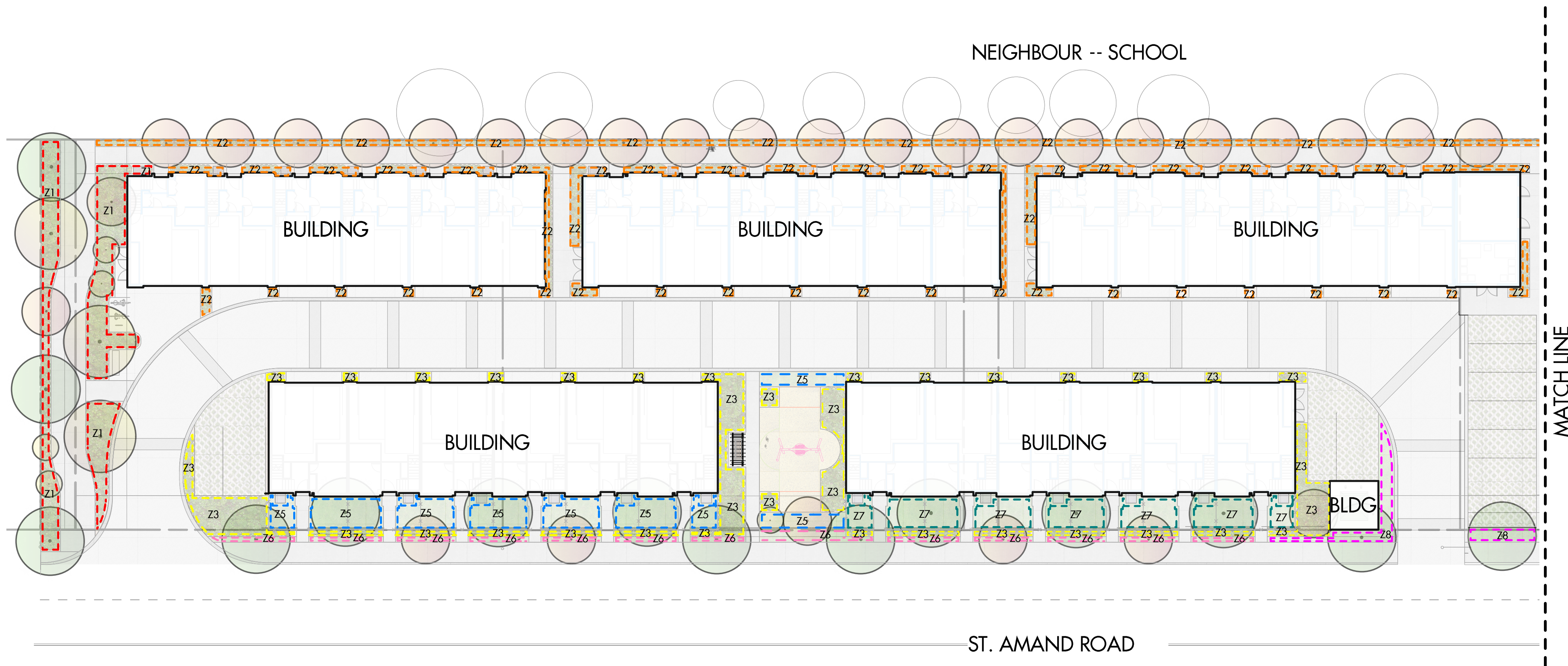
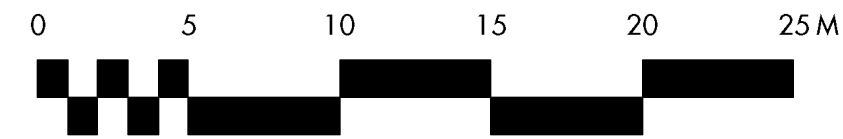
PROJECT NO: 230657  
 DESIGN BY: NM  
 DRAWN BY: JN  
 CHECKED BY: FB  
 DATE: DEC. 13, 2023  
 SCALE: 1:250  
 PAGE SIZE: 24x36

SEAL



DRAWING NUMBER  
**L1 / 2**

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KEY MAP  
1:750

### WATER CONSERVATION CALCULATIONS

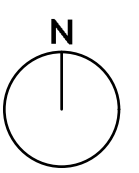
LANDSCAPE MAXIMUM WATER BUDGET (WB) = 653 cu.m. / year  
 ESTIMATED LANDSCAPE WATER USE (WU) = 546 cu.m. / year  
 WATER BALANCE = 107 cu.m. / year  
 \*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

### IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

### IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 121 sq.m.  
 MICROCLIMATE: WEST EXPOSURE, FULL SUN  
 ESTIMATED ANNUAL WATER USE: 40 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 218 sq.m.  
 MICROCLIMATE: NORTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 73 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 167 sq.m.  
 MICROCLIMATE: SOUTHWEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING  
 ESTIMATED ANNUAL WATER USE: 56 cu.m.
- ZONE #4:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS  
 TOTAL AREA: 192 sq.m.  
 MICROCLIMATE: NORTHEAST & SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 64 cu.m.
- ZONE #5:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 100 sq.m.  
 MICROCLIMATE: SOUTH EXPOSURE, PARTIAL SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 86 cu.m.
- ZONE #6:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 45 sq.m.  
 MICROCLIMATE: SOUTH EXPOSURE, PARTIAL SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 39 cu.m.
- ZONE #7:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 81 sq.m.  
 MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES  
 ESTIMATED ANNUAL WATER USE: 69 cu.m.
- ZONE #8:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 80 sq.m.  
 MICROCLIMATE: SOUTH EXPOSURE, FULL SUN  
 ESTIMATED ANNUAL WATER USE: 69 cu.m.
- ZONE #9:** LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS  
 TOTAL AREA: 60 sq.m.  
 MICROCLIMATE: SOUTH EXPOSURE, FULL SUN  
 ESTIMATED ANNUAL WATER USE: 51 cu.m.



PROJECT TITLE

**1559 KLO ROAD & 3150, 3210, 3220 ST. AMAND RD**  
 Kelowna, BC

DRAWING TITLE

## WATER CONSERVATION PLAN

ISSUED FOR / REVISION

1	23.12.13	Review
2		
3		
4		
5		

PROJECT NO: 230657

DESIGN BY: N/A

DRAWN BY: JN

CHECKED BY: FB

DATE: DEC. 13, 2023

SCALE: 1:250

PAGE SIZE: 24x36

SEAL



DRAWING NUMBER

# L2/2

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