



Introduction



Josef and Anna Huber

Since 1908, Kelowna General Hospital has been a pillar in this community.

Today, it is a centre of health care excellence, serving as the referral hospital for close to 750,000 residents in BC's southern interior. It is the common belief that all patients requiring specialized care are travelling to Vancouver, Calgary or Victoria. But that is usually not the case.



400

Total number of hospital beds

25%

Overnight cases from outside the Central Okanagan

743,501

Population of KGH referral region

Every year, thousands of families from across the interior of British Columbia must travel from their homes in order for a loved one to receive life-saving specialist care at Kelowna General Hospital. For many families wanting to maintain a presence at KGH for the period of their loved ones treatment, the lack of affordable short-term accommodation in Kelowna adds significantly to their hardship.

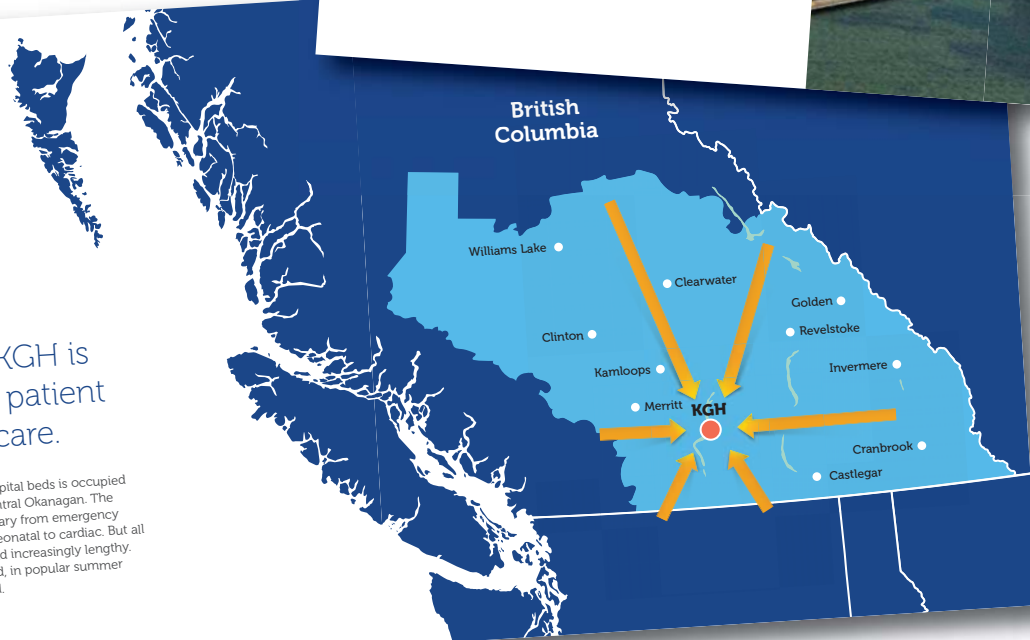
JoeAnna's house will be managed by the Kelowna General Hospital Foundation (KGHF) and provides a home away from home for those individuals as research shows that patients heal faster and more effectively when surrounded by their loved ones. And family members bond with others through a shared experience.

Josef & Anna Huber settled their family in the Okanagan in the 1960s. With all family members contributing to their early endeavours in the hospitality industry, they felt very blessed to build a life that would allow them to serve others. With their giving spirit in mind, and to demonstrate kindness and caring for others, the family is proud to honour their legacy by partnering with the KGH Foundation to build JoeAnna's House.



1 in 4 beds at KGH is occupied by a patient travelling for care.

At any given time, one in four hospital beds is occupied by someone from outside the Central Okanagan. The reasons for health-related travel vary from emergency trauma to acute mental health; neonatal to cardiac. But all too often, visits are unplanned and increasingly lengthy. Accommodation is expensive and, in popular summer months, nearly impossible to find.



Site | Location

The project is sited on the southeast corner lot of the Royal Avenue and Abbott Street intersection on what is currently a parking lot serving Interior Health Authority (IHA).

The site is blessed by its proximity to Okanagan Lake and it is envisioned that families will be able to make use of Strathcona park almost as an extension of the house. That proximity to the Lake and Park greatly enhances the therapeutic aspect of the project both by offering calming and relaxing views of the water as well as an amenity to enjoy when the weather permits.

The site also provides pedestrian connections and easy access to the Abbott Street multi-use corridor, Kelowna General Hospital, and Pandosy Street.



Site | Parking

Photo 1



Photo 2



Photo 3



Photo 4



Photo 3 & 4 show existing curb, fence, and asphalt of east side of existing parking lot intended to be retained, resurfaced and repainted - refer to drawing A2.01

From its outset the intent of JoeAnna's House was **not** to reduce the number of stalls currently provided for IHA and the neighbourhood so KGHF has been working with IHA to ensure that there is not a net loss of stalls. The text quoted below is from IHA and summarizes the parking replacement strategy underway.

"IH is proceeding with the development of new parking near the KGH campus to replace the impending loss of parking stalls currently located at the site of JoeAnna's Place. Completion of this new parking is anticipated to coincide with the decommissioning of the existing stalls."

The Strathcona



Rotary Lodge



Site | Neighbours

The neighbour to the south is The Strathcona building which is four storeys and approximately 54 feet in height while the Rotary Lodge to the southeast is 2 storeys and approximately 31 feet in height. The intent behind the project was to create a building that was compatible with the surrounding neighbourhood in both scale and character therefore JoeAnna's house is 2 storeys and approximately 35 feet in height.

The primary function of JoeAnna's House is to allow families to stay-close to loved ones who are in the hospital. Therefore the pedestrian flow to and from the hospital formed a major design consideration.

The parking entry (doorway leading to parking lot) is seen as the entry that will most often be used as it will serve those arriving and departing by car as well as those coming to and from KGH. By maintaining the existing sidewalk which connects the parking lot to Royal Avenue the proposed design allows for easy access to the Hospital campus.

Old



New



Form + Character | Old and New

The heritage conservation area (HCA or heritage neighbourhood) is rich in architectural diversity and offers a tremendous amount of architectural inspiration that is rooted in the history. The “old” examples shown on the left speak to both original Craftsmen designed homes, restored Craftsmen homes and new homes built to resemble original Craftsmen homes. The Craftsmen style (either old or new) is a style that is generally accepted and understood and is seen being applied to many single family residential projects in and outside of the Heritage Area.

Although not the dominant style of the block per HCA guidelines the Craftsmen style was what was used when we compared a residential heritage architectural style against the new and large-scale architecture of the Hospital (KGH) campus. The linear massing, proportions and extensive flat roofs of these large buildings prevents them from being historical in their character and they are examples of very modern architecture in a heritage area.

What we have found is that the surrounding context has a foot both in the past and the future.



Precedent Examples of the Modern Farmhouse style



Form + Character | Modern Farmhouse

The challenge of the exterior design of JoeAnna's House was finding the balance between the new and the old, the past and the future.

The opposing forces of these styles and scales provided opportunity to search for a form and character for JoeAnna's that would be its own, one that was neither a rectilinear modern institutional building form nor one that borrowed heavily historical homes.

The team settled on the modern farmhouse style as it captured the timelessness and familiarity that the House required while still being somewhat new and unique.

Given its function the project's exterior colours treatment needed to evoke a sense of optimism and hope while also be grounded by natural elements. The modern farmhouse style embodies the project's ethos as it blends the old with new in a striking manner.

Form + Character | 3D Views



The bright white board and batten exterior cladding on the majority of the project's exterior reads as both elegant and familiar. The building walls undulate on the 11' building grid while the dormers, trimming and wood canopies break up the vertical and horizontal scale.

The stone cladding is applied to the feature corners on Abbott and walls of the project in an effort to allow them to register as different from the rest. This is accentuated by their scale and proportion of openings. These walls are trimmed out in stained wood while the feature window and large expanse of doors and sidelights on the Royal Ave side of the northwest corner pronounce the entry in an intuitive fashion.

Multi-paned windows and french doors root the exterior look and feel into the neighbourhood while the large false barn doors work to provide a strategic break in the wall extents and help provide human scale articulation at grade.

JOEANNA'S HOUSE



2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

2018-05-07 ISSUED FOR DEVELOPMENT PERMIT
 2018-05-07

ARCHITECTURAL

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- A1.01 ZONING, CODE REVIEW, LOCATION PLAN
- A1.02 ASSEMBLIES
- A1.03 DOOR SCHEDULE
- A1.04 CODE PLANS
- A2.01 SITE PLAN
- A2.02 SURVEY PLAN
- A2.03 PARKING PHOTOS
- A3.00 1ST FLOOR SLAB PLAN
- A3.01 1ST FLOOR PLAN
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- A3.11 1ST FLOOR REFLECTED CEILING PLAN
- A4.01 EXTERIOR ELEVATIONS
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- A7.10 SECTION DETAILS
- A8.01 UNIT PLANS
- A9.01 INTERIORS

LANDSCAPE

- L1 CONCEPTUAL LANDSCAPE PLAN

262 MAIN STREET
 PENTICTON, B.C.
 V2A 1H2
 TEL: 250.492.3143
 FAX: 250.492.0318
 EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 FAX: 250.762.8707
 EMAIL: kel-mai@shaw.ca



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No.	Date	Revision
01	2018-05-07	ISSUE FOR DEVELOPMENT PERMIT

Project Title

JOEANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A0.00

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

COVER SHEET & DRAWING LIST

Job No.	1788
Scale	1/4" = 1'-0"
Drawn	CM
Checked	JM

PROJECT DATA	
ADDRESS	2251-2312 PANDOSY STREET
LEGAL DESCRIPTION	LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664
DEVELOPMENT PERMIT AREA	YES
ZONING	HD-2 (PENDING REZONING FROM HD-1)
PRINCIPAL USE	CONGREGATE HOUSING
GRADES	LEVEL
NUMBER OF BUILDINGS	ONE 2 STOREY CONGREGATE HOUSING BUILDING

ZONING SUMMARY		
	HD-2 ZONE	PROPOSAL
SITE AREA (sm)	900sm MIN.	±2,132.5sm
SITE WIDTH (m)	30m MIN.	±57.6m
SITE DEPTH (m)	30m MIN.	±37.0m
HEIGHT OF BUILDING (S)/# OF STOREYS	16.0m	±10.8m / 2 storey
SITE COVERAGE OF BUILDING(S) (%)	55% MAX.	±539.4 sm = ±28%
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	±1,358.2 sm = ±64%
TOTAL NUMBER & TYPES OF UNITS	N/A	20 FAMILY BEDROOMS
GROSS FLOOR AREA	N/A	±1,280sm
FLOOR AREA RATIO (F.A.R.)	1.2 MAX. (2,559sm)	0.60
BUILDING (S) SETBACKS (m):		
NORTH (FRONT)	4.5m	±4.8m
SOUTH (REAR)	3.0m	±3.2m
WEST (SIDE)	4.5m	±5.4m
EAST (SIDE)	4.5m	±15.4m
PUBLIC OPEN SPACE AREA	150sm (7.5sm PER BEDROOM)	±380sm
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A
SETBACKS TO PARKING (m):		
NORTH (FRONT)	N/A	N/A
SOUTH (REAR)	N/A	N/A
WEST (SIDE)	N/A	N/A
EAST (SIDE)	N/A	N/A

PARKING SUMMARY					
CAR PARKING SUMMARY: (CONGREGATE HOUSING)	REQUIRED	PROPOSED			
3.0 SPACES OR 1.0 SPACE PER RESIDENT STAFF MEMBER (WHICHEVER IS GREATER)	3 STALLS	3 STALLS			
1.0 SPACE PER 3 BEDS	20 STALLS (ASSUMES 3 GUESTS PER ROOM PER NIGHT)	25 STALLS			
TOTAL PARKING CAR STALLS	23 STALLS	28 STALLS			
BICYCLE PARKING SUMMARY: (CONGREGATE HOUSING)	REQUIRED	PROPOSED			
CLASS I: 1 PER 25 EMPLOYEES	0 STALLS	0 STALLS			
CLASS II: 5 PER BUILDING ENTRANCE	10 STALLS	10 STALLS			
NUMBER OF LOADING SPACES	N/A	N/A			
CAR PARKING STALL SIZE SUMMARY:	WIDTH	LENGTH	HEIGHT	PROPOSED	
FULL SIZE STALL	8'-3"	2.5m	19'-8"	6.0m	16
MEDIUM SIZE STALL (40% max)	7'-6"	2.3m	15'-9"	4.8m	11
DISABLED STALL	12'-2"	3.7m	19'-8"	6.0m	1
DRIVE AISLES (2-WAY 90° PKG)	23'-0"	7.0m			

BUILDING FLOOR AREAS		
	GFA (sm)	GFA (sf)
LEVEL 1	±593.4sm	±6,387sf
LEVEL 2	±687.1sm	±7,396sf
BUILDING FOOTPRINT FOR SITE COVERAGE	±687.1sm	±7,396sf
TOTAL FLOOR AREA FOR FAR	±1,280sm	±13,783sf

BUILDING CODE SUMMARY		
OCCUPANCY	GROUP C	
ARTICLE	3.2.2.53	
NO. OF STOREYS	2 STOREY	
NO. OF STREETS FACING	2	
MAX. BUILDING AREA	CODE MAXIMUM	PROPOSED
	2,700 sm (3.2.2.53.(1Cii))	±687.1sm
CONSTRUCTION TYPE PERMITTED	COMBUSTIBLE / NON-COMBUSTIBULE	
CONSTRUCTION TYPE PROPOSED	COMBUSTIBLE	
SPRINKLERED	YES	
ASSEMBLY RATINGS:	REQUIRED	PROPOSED
FLOOR	45 MINUTES	1 HR
LOAD BEARING WALLS, COLUMNS, ARCHES	45 MINUTES	1 HR
ROOFS	N/A	

FIRE PROTECTION			
	REQUIRED	PROPOSED	
HYDRANT TO BUILDING ENTRY	90m MAX.	90m MAX.	3.2.5.5.
STANDPIPE/HOSE	N/A	N/A	3.2.5.8.
SPRINKLERED	YES	YES	
FIRE ALARM SYSTEM	YES	YES	3.2.4.1.(4)(i)
EXIT LIGHTS	YES	YES	
EMERGENCY LIGHTING	YES	YES	

EXITING OCCUPANT LOAD		
	REQUIRED	PROVIDED
LEVEL 1: DINING & LIVING ROOM	1 PERSON/ 0.75sm X ±1,501 sm	186 PERSONS
LEVEL 1: STAFF OFFICE	1 PERSON/ 9.3sm X ±466 sm	5 PERSONS
LEVEL 1: BEDROOMS	4 PERSON PER BEDROOM X 3	12 PERSONS
		LEVEL 1 TOTAL
		201 PERSONS
LEVEL 2: BEDROOMS	4 PERSON PER BEDROOM X 17	61 PERSONS
		LEVEL 2 TOTAL
		61 PERSONS
		BUILDING TOTAL
		262 PERSONS

EXIT FACILITIES		
REQUIRED EXITS	2 MIN.	PROVIDED WIDTHS
	REQUIRED WIDTHS	
LEVEL 1 DOORS	6.1mm/ PERSON X 201 PERSONS = 1,226mm	5 doors @ 915mm = 4,575mm
LEVEL 2 DOORS	6.1mm/ PERSON X 61 PERSONS = 372mm	2 doors @ 915mm = 1,830mm
BEDROOM UNIT DOORS	MIN. 1 DOOR (800mm WIDE) EA. UNIT	1 DOOR (915mm WIDE) EA. UNIT
LEVEL 2 STAIRS	8mm/ PERSON X 61 PERSONS = 1,608mm	2 @ 1220mm = 2,440mm
EXIT THROUGH LOBBY	NO	3.4.4.2.
PANIC HARDWARE	NOT REQUIRED BUT PROVIDED AT EXT. DOORS	3.4.6.16.(2)
EXIT EXPOSURE	N/A	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)
STAIR SHAFTS RATING	1 HR.	3.4.4.1.
CORRIDORS TO SUITE RATING	1 HR.	3.3.2.6.(4)

REQUIRED FIRE SEPARATIONS		
TENANTS / MAJOR OCCUPANCIES		3.1.3.1.
GROUP C TO C (SUITE TO SUITE)	1 HR	3.3.1.1
SERVICES ROOMS WITH FUEL FIRED EQUIPMENT	1 HR	3.6.2.
JANITOR ROOM	N/A IF SPRINKLERED	

BUILDING FIRE SAFETY		
SOFFIT PROTECTION	N/A	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC FIRESTOPS	N/A	3.1.11.
MAX. ATTIC AREA	N/A	3.1.11.5.
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.

ACCESSIBILITY REQUIREMENTS		
	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	YES	YES
ACCESSIBLE WASHROOM	YES	YES

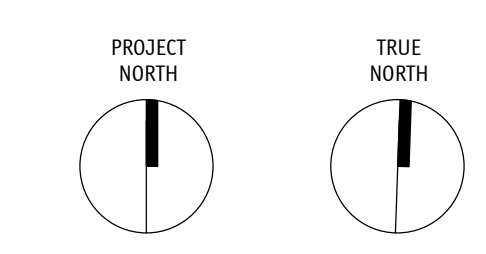
WASHROOM FIXTURES REQUIREMENTS		
	REQUIRED	PROVIDED
BEDROOM UNITS	MIN. 1 PER UNIT	1 PER UNIT
LEVEL 1 DINING & LIVING ROOM	1 MALE AND 1 FEMALE (FOR VISITORS)	2 UNIVERSAL WASHROOMS
LEVEL 1 STAFF OFFICE	1 (STAFF LESS THAN 10)	1



1 LOCATION PLAN
A1.01 N.T.S.

262 MAIN STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
FAX: 250.492.0318
EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mai@shaw.ca



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Project Title

JOANNA'S HOUSE

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LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A1.01

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Drawing Title

ZONING, CODE REVIEW, LOCATION PLAN

Job No.	1788
Scale	
Drawn	CM
Checked	JM



1 1ST FLOOR CODE PLAN
A1.04 1/8" = 1'-0"



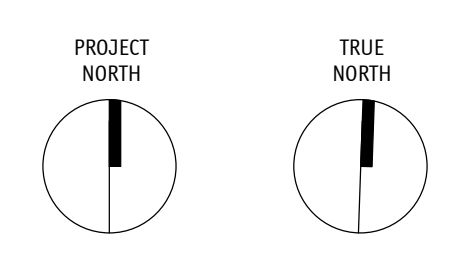
2 2ND FLOOR CODE PLAN
A1.04 1/8" = 1'-0"

FIRE CODE LEGEND:

	TRAVEL DISTANCE START POINT
	TRAVEL DISTANCE END POINT
	1 HR FIRE RATING
	1 1/2 HR FIRE RATING
	2 HR FIRE RATING
	REQUIRED EXITS

262 MAIN STREET
PRINCETON, B.C.
V2A 1H2
TEL: 250.492.3143
FAX: 250.492.0318
EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mai@shaw.ca



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Project Title
JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A1.04

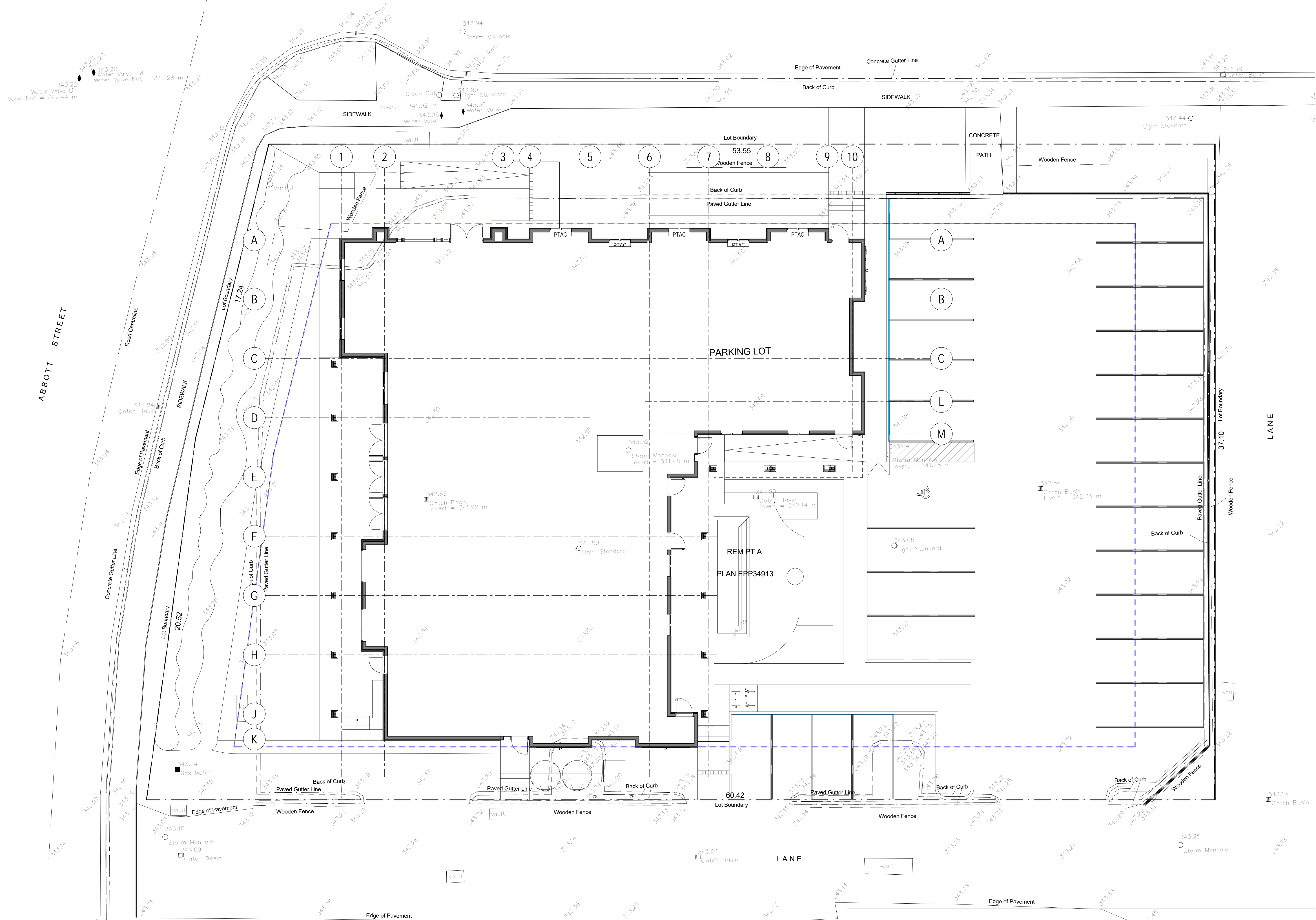
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Drawing Title

CODE PLANS

Job No.	1788
Scale	As Indicated
Drawn	Author
Checked	Checker

North Invert = 340.87 m
 East Invert = 341.11 m
 South Invert = 340.90 m

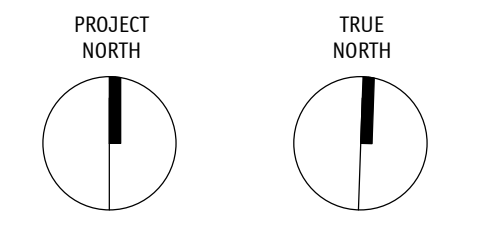


262 MAIN STREET
 PRINCTON, B.C.
 V2A 1H2
 TEL: 250.492.3143
 FAX: 250.492.0318
 EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
 KELOWNA, B.C.
 V7Y 6A2
 TEL: 250.762.3004
 FAX: 250.762.8707
 EMAIL: kel-mai@shaw.ca



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JOANNA'S HOUSE
 2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number
A2.02

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Drawing Title
SURVEY PLAN

Job No.	1788
Scale	1/8" = 1'-0"
Drawn	Author
Checked	Checker



5 VIEW FROM SOUTH LANEWAY TO PROJECT SITE
A2.03



3 VIEW FROM SOUTH LANEWAY TO SOUTHEAST CORNER OF PROJECT SITE
A2.03



1 VIEW OF INTERSECTION OF WEST AND SOUTH LANEWAYS TO PROJECT SITE
A2.03



6 VIEW FROM INTERSECTION OF WEST LANEWAY AND ROYAL AVE TO PROJECT SITE
A2.03



4 VIEW FROM ROYAL AVE TO PROJECT SITE
A2.03



2 VIEW FROM ROYAL AVE TO EAST SIDE OF PROJECT SITE
A2.03

262 MAIN STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
FAX: 250.492.0318
EMAIL: pen-mal@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mal@shaw.ca

m+m
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JoeAnna's House
Better together.

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2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number
A2.03

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Drawing Title

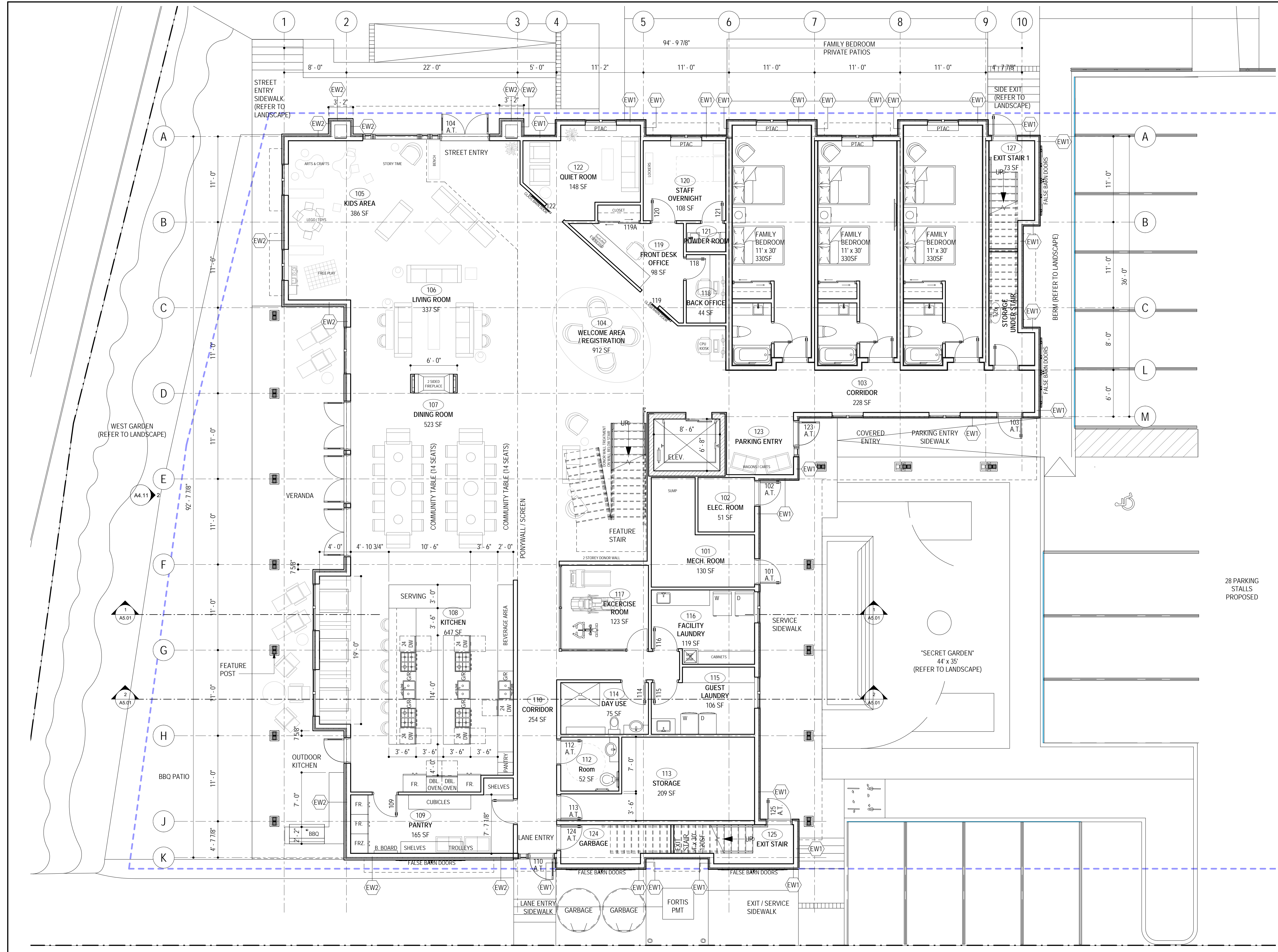
PARKING PHOTOS

Job No. 1788

Scale

Drawn Author

Checked Checker



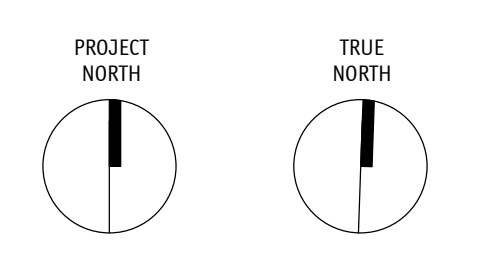
28 PARKING STALLS PROPOSED

262 MAIN STREET
 PRINCETON, B.C.
 V2A 1H2
 TEL: 250.492.3143
 VTY 642
 FAX: 250.492.0318
 EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 FAX: 250.762.8707
 EMAIL: kel-mai@shaw.ca



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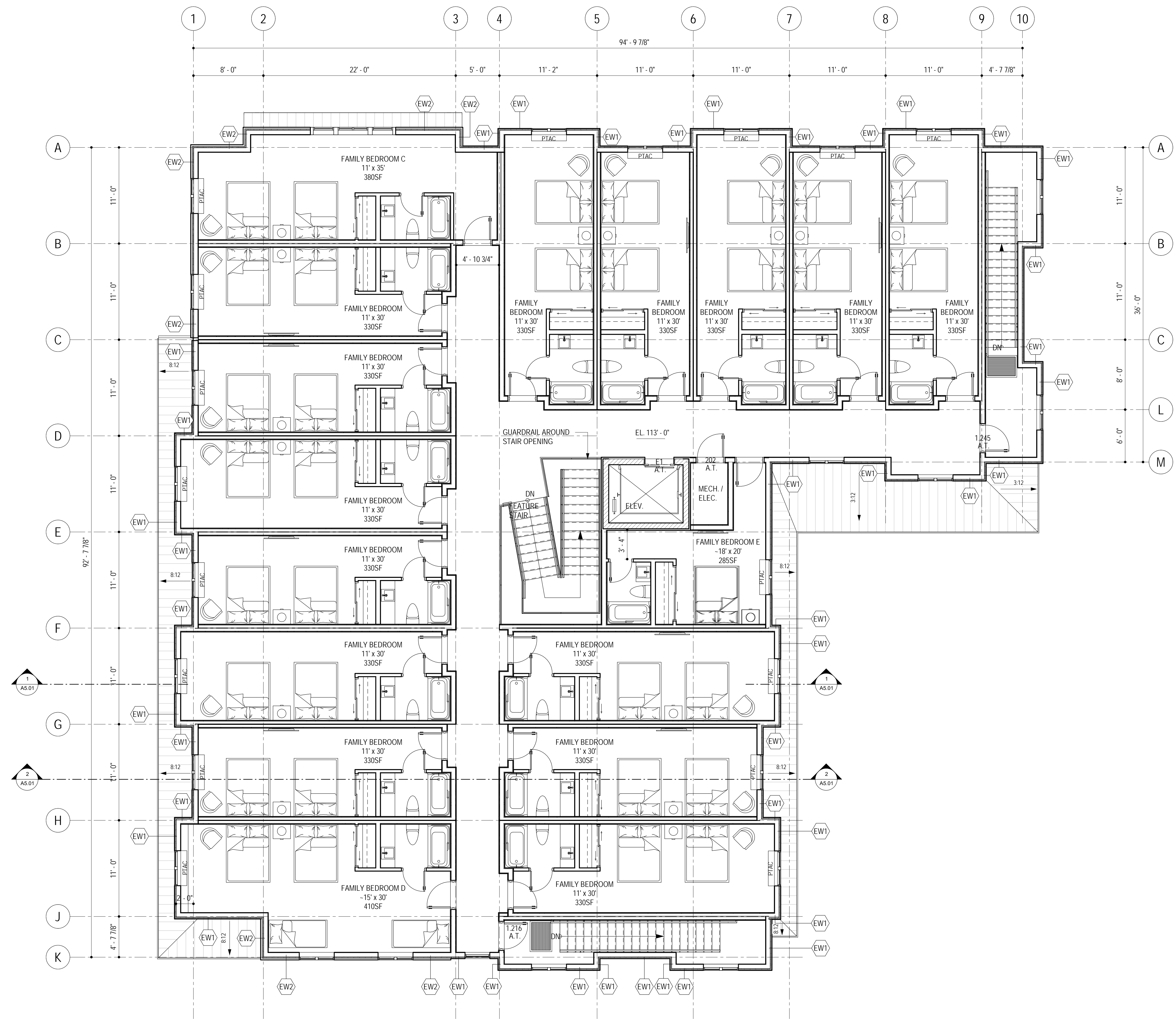
2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number
A3.01

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Drawing Title
1ST FLOOR PLAN

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM

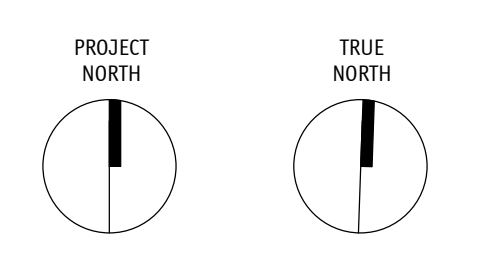


262 MAIN STREET
 PENICTON, B.C.
 V2A 1H2
 TEL: 250.492.3143
 FAX: 250.492.0318
 EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
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 EMAIL: kel-mai@shaw.ca



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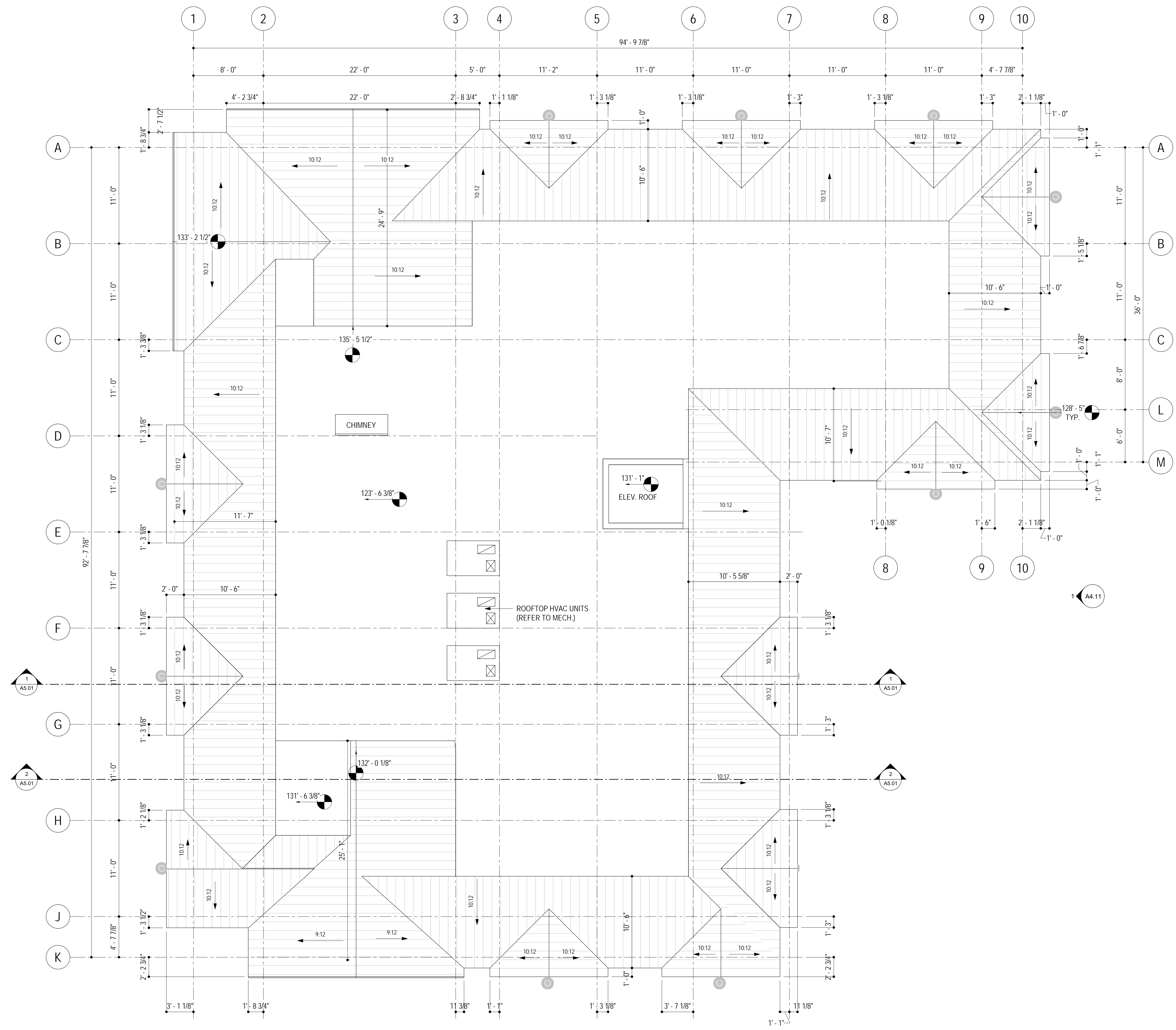
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JOANNA'S HOUSE
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 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number
A3.02

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Drawing Title
2ND FLOOR PLAN

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM

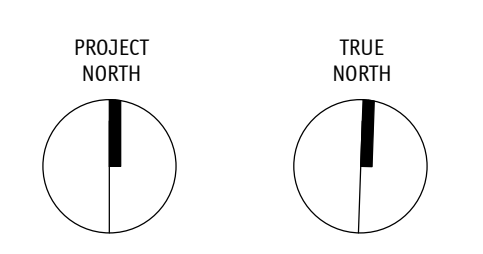


262 MAIN STREET
 FENICTON, B.C.
 V2A 1H2
 TEL: 250.492.3143
 FAX: 250.492.0318
 EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
 KELOWNA, B.C.
 V7Y 6A2
 TEL: 250.762.3004
 FAX: 250.762.8707
 EMAIL: kel-mai@shaw.ca



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No.	Date	Revision
01	2018-05-07	ISSUE FOR DEVELOPMENT PERMIT

Project Title

JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP186654

Drawing Number

A3.03

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

ROOF PLAN

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM



1 WEST ELEVATION
A4.01/ 3/16" = 1'-0"



2 EAST ELEVATION
A4.01/ 3/16" = 1'-0"

BUILDING ELEVATION KEY NOTE:

NOTES:
 1. REFER TO PLANS & SECTIONS & SPECS DETAILED INFORMATION
 2. REFER TO SPECIFICATION SECTION 08800 FOR GLASS TYPES

1	PREFABRICATED WOOD & METAL CLAD VINYL WINDOWS C/W LOW E VISION GLASS
2	PREFABRICATED BLACK METAL CLAD VINYL WINDOWS C/W LOW E VISION GLASS
3	PRE-FINISHED HARDIE WINDOW OR STAINED WOOD TRIM AND PTAC SURROUND
4	PACKAGE TERMINAL AIR CONDITIONER (PTAC) C/W BLACK METALLIC EXTERIOR GRILL
5	WOOD CLAD FOLDING SLIDING GLASS DOOR
6	STAINED VENEERED WOOD DOOR C/W GLAZED LITE AND SIDELITE
7	PAINTED METAL DOOR
8	PAINTED OR STAINED WOOD FAUX SWINGING BARN DOOR
9	PRE-FINISHED HARDIE TRIM & FASCIA
10	STAINED WOOD TRIM
11	STAINED WOOD DOUBLE DECK POST (TWO 5x5 POSTS) C/W PAINTED BASE
12	STAINED WOOD CANOPY FRAMING, BRACKETS & FASCIA
13	PRE-FINISHED HARDIE BOARD & BATTEN SIDING
14	THIN STONE VENEER CLADDING
15	STANDING SEAM ROOFING
16	FARMHOUSE LIGHT FIXTURE
17	PRE-FINISHED METAL FLASHING
18	MOLOK GARBAGE / RECYCLING
19	HARD + SOFT SCAPING (REFER TO LANDSCAPE)

262 MAIN STREET
 PENTICTON, B.C.
 V2A 1H2
 TEL: 250.492.3143
 FAX: 250.492.0318
 EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
 KELOWNA, B.C.
 V1Y 6A2
 TEL: 250.762.3004
 FAX: 250.762.8707
 EMAIL: kel-mai@shaw.ca



Refer to landscape and site plan for grading and proposed landscape treatment - 3d views / Elevations shown summarize architectural form and character only.

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Project Title
JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
 LOT A, DISTRICT LOT 34, O.D.Y.S., PLAN EPP18654

Drawing Number
A4.01

DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

EXTERIOR ELEVATIONS

Job No.	1788
Scale	As Indicated
Drawn	CM
Checked	JM



1 NORTH ELEVATION
A4.02 3/16" = 1'-0"



2 SOUTH ELEVATION
A4.02 3/16" = 1'-0"

262 MAIN STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
FAX: 250.492.0318
EMAIL: pen-mal@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mal@shaw.ca



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Project Title

JOEANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18654

Drawing Number

A4.02

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

EXTERIOR ELEVATIONS

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM



5 VIEW OF NORTHWEST CORNER
A4.03



3 VIEW OF WEST ELEVATION
A4.03



1 VIEW OF SOUTHWEST CORNER
A4.03



6 VIEW OF SOUTHEAST CORNER
A4.03



4 VIEW OF EAST & SOUTH ELEVATION
A4.03



2 VIEW OF NORTH ELEVATION
A4.03

262 MAIN STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
FAX: 250.492.0318
EMAIL: pen-mal@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mal@shaw.ca

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JoeAnna's House
Better together.

Refer to landscape and site plan for grading and proposed landscape treatment - 3d views / Elevations shown summarize architectural form and character only.

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No.	Date	Revision
01	2018-05-07	ISSUE FOR DEVELOPMENT PERMIT

Project Title
JOEANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

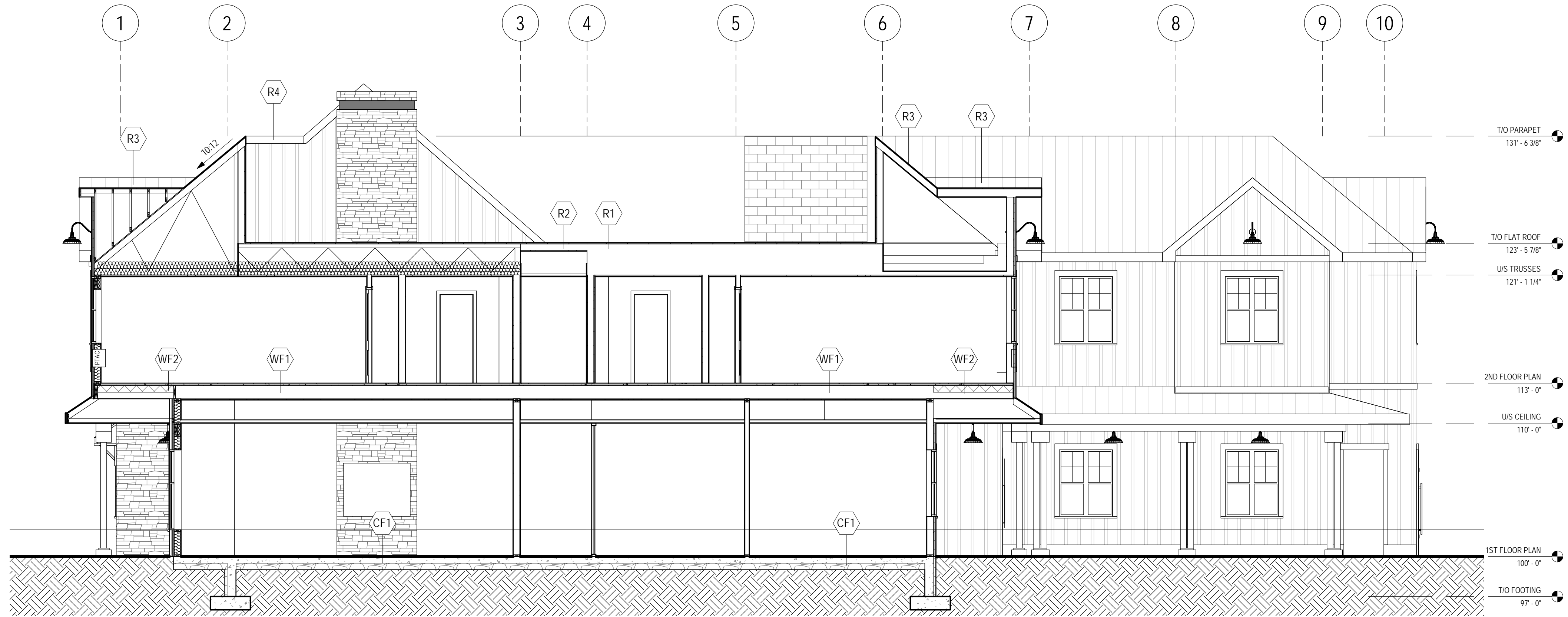
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DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

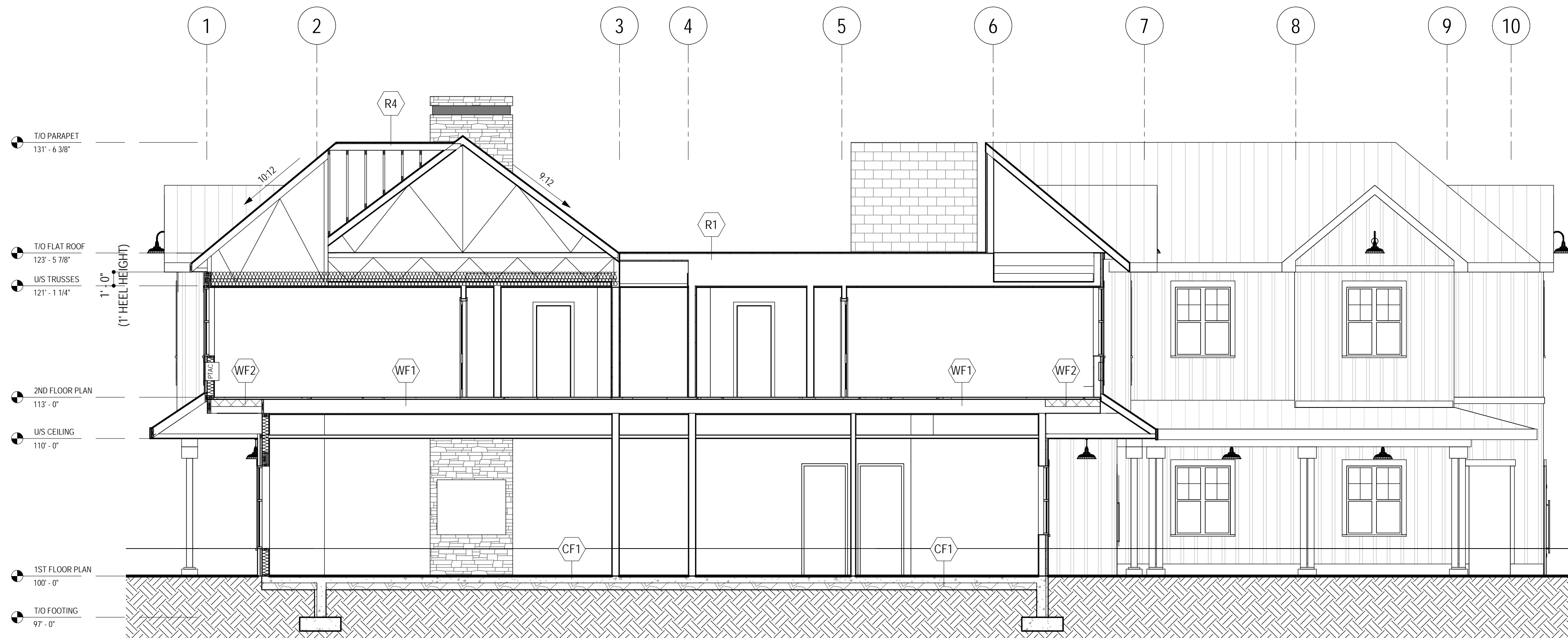
Drawing Title

3D VIEWS

Job No. 1788
Scale
Drawn Author
Checked Checker



1 Cross Section 1
A5.01 3/16" = 1'-0"



2 Cross Section 2
A5.01 3/16" = 1'-0"

262 MAIN STREET
PENTICTON, B.C.
V2A 1H2
TEL: 250.492.3143
TEL: 250.492.0318
EMAIL: pen-mai@shaw.ca

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6A2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mai@shaw.ca

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No.	Date	Revision
01	2018-05-07	ISSUE FOR DEVELOPMENT PERMIT

Project Title
JOANNA'S HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number
A5.01

DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title
BUILDING SECTIONS

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM



PLANT LIST

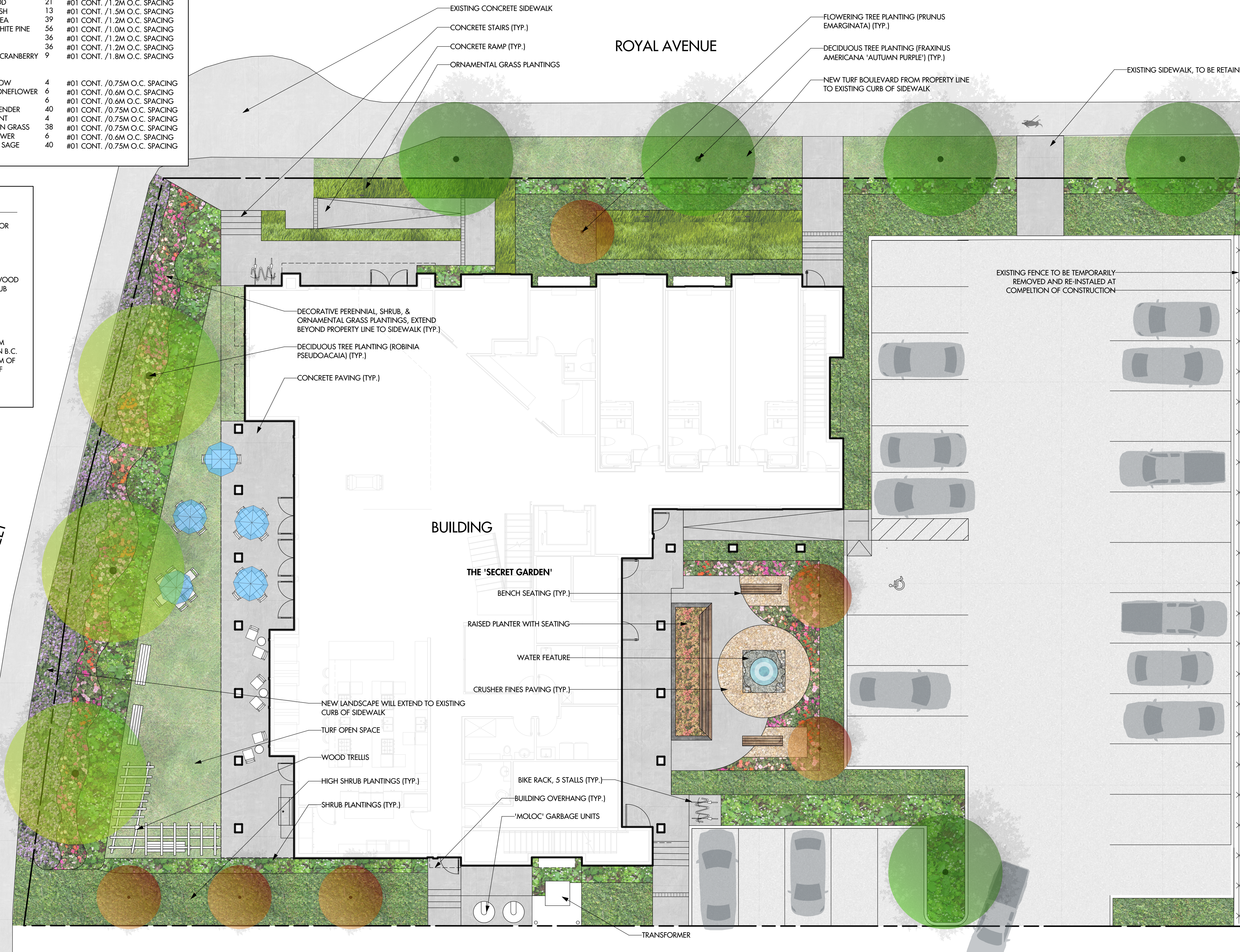
BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
FRAXINUS AMERICANA 'AUTUMN PURPLE'	PURPLE ASH	5	6cm CAL.
PRUNUS EMARGINATA	STERILE CHERRY	7	6cm CAL.
ROBINIA PSEUDOACACIA	BLACK LOCUST	3	6cm CAL.
SHRUBS			
BERBERIS THUNBERGI 'MONOMB'	CHERRY BOMB BARBERRY	21	#01 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	21	#01 CONT. /1.2M O.C. SPACING
EUCONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	13	#01 CONT. /1.5M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	39	#01 CONT. /1.2M O.C. SPACING
PINUS STROBUS 'MERRIMACK'	ERRIMACK EASTERN WHITE PINE	56	#01 CONT. /1.0M O.C. SPACING
ROSA 'MEIDOMONAC'	BONICA ROSE	36	#01 CONT. /1.2M O.C. SPACING
SYRINGA 'PENDA'	BLOOMERANG LILAC	36	#01 CONT. /1.2M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	9	#01 CONT. /1.8M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	4	#01 CONT. /0.75M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	6	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	6	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGIUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	40	#01 CONT. /0.75M O.C. SPACING
NERPETA X FASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	4	#01 CONT. /0.75M O.C. SPACING
PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	38	#01 CONT. /0.75M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	6	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	40	#01 CONT. /0.75M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.L.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.

ABBOTT STREET

ROYAL AVENUE



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

JOANNA'S HOUSE

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	18.05.07	Review
2		
3		
4		
5		

PROJECT NO

17-131

DESIGN BY

RW

DRAWN BY

NG

CHECKED BY

FB

DATE

MAY 7, 2018

SCALE

1:100

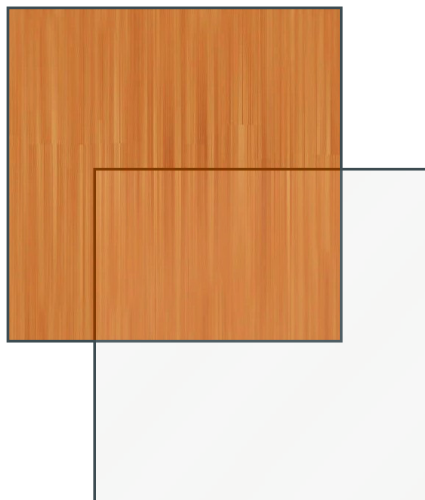
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DRAWING NUMBER

L1/1

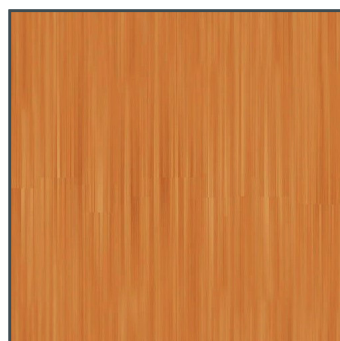
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Wood Multi-Paned Windows:
Western Red Cedar Frames & Grids
Semi Transparent Stain
Clear Low-E Glass



Board & Batten Cladding,
Trim Boards:
Hardie Panel & Batten Trims
Prefinished Arctic White



Wood Canopy Framing & Posts,
Wood Window Frames:
Western Red Cedar
Semi Transparent Stain



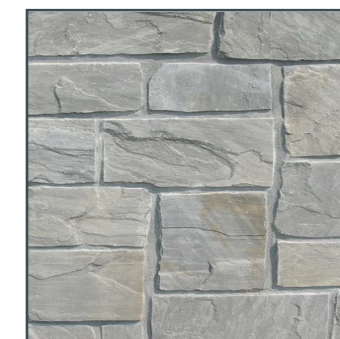
North Elevation Perspective



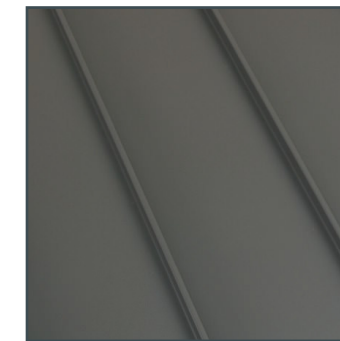
West Elevation Perspective



Metal Clad Vinyl
Multi-Paned Windows:
Black Frames & Grids
Clear Low-E Glass



Thin Stone Veneer
Cream & Grey LedgeStone



Standing Seam Metal Roof:
Prefinished Charcoal Grey