

Meeting Detail

Project Code 1031608
Track Progress Meeting
Subject First Concept Design Review
Meeting Date 2016-12-22
Reminder Date 2016-12-22
Location Emmanuel Home
Purpose

Project Name Emmanuel Home - North Wing
Meeting No. PROG-01
Status PENDING
Start 02:00 PM
Entered By Konrad Roman
End 04:15 PM

Attendees					Notes	
Name	cc only	Absent	Notes	It	Notes	
No Records Found						

Item No.	Name	Notes		Responsibility	Due Date	Status
PROG-01-01	Parkade	22-DEC-16 (KR) - The connection to the existing parkade is designed to be under the planned court yard, the top of the parkade is to be sealed like a standard flat roof and can be finished with pavers or top soil with grass - storage can be created in the new parkade under the proposed link between the new expansion and existing building. This is an expensive option but worth exploring - parkade drive lane connecting to the existing parkade has to be redesigned with better flow. Eliminate sharp turns and design it to be straight - 63 stall design, 1 stall for every suite - access has to be provided in the parkade for underground services such as sanitary and sewer				New
PROG-01-02	Site	22-DEC-16 (KR) - boundary lines of the building layout on site include the balconies - the concept with the road drive lane around the new expansion into the parkade was removed to optimize use of land space - might need a new fire hydrant in the N.E. corner of the new expansion, has to be within 15 m of a front entry door - there is concern with the positioning of the new expansion, might be too far of a walk for the existing residence to travel to the common space. New expansion is to feel inviting and should provide a sense of community rather then isolation - 54 parking stalls provided outside, might not need that many				New
PROG-01-03	Building and Suite Design	22-DEC-16 (KR) - the new expansion is linked to the existing on the main floor - concept offers 39 - 2 bedroom suites and 16 - 1 bedroom suites - the target square footage is 80000 total square feet, the current design is well over and thus an issue with meeting desired budget, have to shrink the design to the appropriate size. Budget is \$225 / square foot - suites on the main floor facing the strip mall are a major concern. The view will be detrimental to the success of renting the space to new residence, have to come up with a creative design or an additional feature to make up for the view. A wooden fence, 8 feet in height, is a good start to mitigate the issue. Additional landscaping or increased suite size was also discussed - mechanical room cannot be smaller then the existing one in the most recent expansion - mechanical space has to be centrally located - the main floor design with the multi-purpose rooms, kitchen, meeting room, and chapel has to be redesigned for a better flow - a possible moveable wall was mentioned in the multi-purpose room - a focal point such as a coy pond, fire place etc. is to be considered in the design of the main common space - have to explore options for doors exiting onto the balconies, whats best for residence and the facility in terms of maintenance and longevity - common space has to be a good size and inviting for new and existing residence - need more info on the daycare size and planned number of occupants / kids				New
PROG-01-04	Schedule	22-DEC-16 (KR) - in the new year, weekly meetings will be essential to confirm final building and layout design. This should happen in order to break ground in late summer or early fall - plan to have parkade covered before snow fall and frost occurs, this will save money by reducing the need to heat and hoard				New

Next Meeting Info

Date 2016-12-29		Time 02:00 PM
Subject First Concept Design Review		
Location Emmanuel Home		
Reminder Date		
Comments		