



The Regional District of North Okanagan, in collaboration with the City of Armstrong, City of Enderby, Village of Lumby, Township of Spallumcheen and City of Vernon, hosted a Secondary Dwelling Design Competition. There were a total of 69 unique submissions for the One and Two Storey categories. The design review panel chose 8 one storey and 5 two storey designs to be available for purchase.

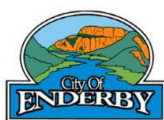
The 13 unique designs offered have been reviewed for BC Building Code compliance and preliminary zoning compliance with all participating electoral areas and municipalities. **Please check with your municipality for specifics relating to the zoning and utilities servicing of your property.**

The pre-approved plans are available for sale from the Regional District for \$1,000 (plus GST & PST) for one printed and PDF set of plans. Additional printed copies are available for \$10 per page. When purchasing these plans, you will benefit from an expedited application review process and quick and easy access to award-winning designs at a lower cost than traditional building plans.




The design brief, renderings and floor plan for each design can be viewed online at rdno.ca/purchase plans or in person at the Regional District or participating municipality's office. The full building plans can only be viewed in person at the Regional District or municipality's office.




Note that the plans are sold as is: you will be responsible for any changes or additions that you would like to add or modifications your site requires beyond what the plans' built-in adaptability can accommodate. Contact information for each design team is available upon request if you would like to discuss any custom modifications with them directly

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TO VIEW THE PLANS ON OUR WEBSITE





One Storey Designs




	1. Single Storey	2. The Louise	3. The Sprout
			
Designer	Dennis Lowe, Stillwater Designs, Salmon Arm, BC	Levi Weaver, Papa Draftsman, Kelowna, BC	Dora Anderson, Roots to Rooftops, Vernon, BC
Specifications	# Beds: 2 Bedrooms (or 1 + den) # Baths: 1 Bath Floor Area: 880 ft ² Footprint: 27 ft x 40 ft Height: 14.71 ft	# Beds: 2 Bedrooms # Baths: 1 ½ Bath Floor Area: 840 ft ² Footprint: 40 ft x 30 ft Height: 13.58 ft	# Beds: 2 Bedrooms # Baths: 2 Bath Floor Area: 953.92 ft ² Footprint: 25.33 ft x 37.67 ft Height: 14.76 ft
Comments	<ul style="list-style-type: none"> • *Affordable Choice Winner • Optional larger primary bedroom with den • 60 ft² covered porch • Optional sliding door leading to deck 	<ul style="list-style-type: none"> • Walk-in closet and ensuite • Separation between bedrooms • Open-concept living, dining, and kitchen 	<ul style="list-style-type: none"> • *Eco-Choice Winner • Large outdoor patio • Passive home-inspired energy efficient considerations



	4. Familiar Faces	5. a decent small home.	6. Carleton Cottage
			
Designer	Alyssa Quiring, Line of Work Studio, Vernon, BC	Ari Lantela, McDiarmid Construction, Salmon Arm, BC	Conor Nicell, Dana Simeoni and Max Godfrey, Carleton University, London, ON
Specifications	# Beds: 2 Bed # Baths: 1 Bath Floor Area: 729.25 ft ² Footprint: 23.5 ft x 35.5 ft Height: 14.75 ft	# Beds: 3 Bed # Baths: 1 ½ Bath Floor Area: 967 ft ² Footprint: 46.5 ft x 26 ft Height: 13.58 ft	# Beds: 2 Bed # Baths: 1 Bath Floor Area: 921.4 ft ² Footprint: 36.54 ft x 28.54 ft Height: 14.25 ft
Comments	<ul style="list-style-type: none"> • *People's Choice Winner • Indoor-outdoor living with an open-concept kitchen courtyard space • Flexible orientation to enable privacy or shared living space 	<ul style="list-style-type: none"> • Eco-design: solar panel ready, thermal bridging, and rigid exterior insulation • Alternate layouts and roof designs available directly from the designer. 	<ul style="list-style-type: none"> • Open floor plan connecting the living room, dining area and kitchen • Cathedral ceilings

One Storey Designs - Continued

	7. The Duos	8. The YIMBY
		
Designer	Chris Samra, Design Firm, Surrey, BC	Duong Dang, Calgary, AB
Specifications	# Beds: 2 Bed # Baths: 1 Bath Floor Area: 779 ft ² Footprint: 30.8 ft x 31.13 ft Height: 14.33 ft	# Beds: 2 Bed # Baths: 1 Bath Floor Area: 896 ft ² Footprint: 35 ft x 32.5 ft Height: 14.75 in
Comments	<ul style="list-style-type: none"> • Symmetric rectangular design allows this dwelling to be positioned on many lots • Low sloped roof system and aluminum cladding to fit in a variety of neighbourhoods 	<ul style="list-style-type: none"> • Includes small office • Walk in pantry • Clerestory window and folding doors to bring the outside in • Large outdoor deck

Two Storey Designs

	9. The Francis	10. The Karinya 2	11. Garden Cube
			
Designer	Levi Weaver, Papa Draftsman, Kelowna, BC	James Eduful, Konzept Plus Inc., Ottawa, ON	Lingfei Liu, Dwight, On
Specifications	# Beds: 2 Bed # Baths: 1 ½ Bath Floor Area: 960 ft ² Footprint: 22 ft x 31 ft Height: 22.92 ft	# Beds: 2 Bed # Baths: 1 Bath Floor Area: 952.5 ft ² Footprint: 22.69 ft x 24.41 ft Height: 22.92 ft	# Beds: 2 Bed # Baths: 1 Bath Floor Area: 780 ft ² Footprint: 19.75 ft x 19.75 ft Height: 23 ft
Comments	<ul style="list-style-type: none"> • Pocket office, two covered patios • Chef's kitchen with an island and dining area, open to the living room • Versatile design 	<ul style="list-style-type: none"> • *Eco-Choice Winner • *People's Choice Winner • Modern, open-concept design • Crawl space for extra storage 	<ul style="list-style-type: none"> • *Affordable Choice Winner • Compact form great for irregular lots, restrictive setback requirements or sites with trees • Affordable design

	12. Nest 960	13. The Willow
		
Designer	Kai Komath, Timber Grove Design, Nelson, BC	Joe Guliker, Guliker Design Group Inc. Chilliwack, BC
Specifications	# Beds: 2 Bed # Baths: 1 ½ Bath Floor Area: 960 ft ² Footprint: 20.25 ft x 35.75 ft Height: 22.83 ft	# Beds: 2 Bed # Baths: 1 Bath Floor Area: 640 ft ² Footprint: 23.69 ft x 32 ft Height: 22.92 ft
Comments	<ul style="list-style-type: none"> • Traditional design on the exterior with a modern layout for the interior • Walk-in closet • Den/Office space 	<ul style="list-style-type: none"> • 640 ft² garage • Efficient use of space • Open-concept living