



Artistic Impression - Dusk View Southeast From Street

149 West 3rd Street

North Vancouver, BC

RE-ISSUED FOR REZONING DEVELOPMENT APPLICATION
JANUARY 28, 2022

PROJECT TEAM		
OWNER	ARCHITECTURAL	STRUCTURAL
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DRAWING LIST	
A000	COVER SHEET
A001	PERSPECTIVES
A002	PERSPECTIVES
A010	DEVELOPMENT DATA
A011	GFA PLAN - LEVEL P3
A012	GFA PLAN - LEVEL P2
A013	GFA PLAN - LEVEL P1
A014	GFA PLAN - MID LEVEL TOWNHOME
A015	GFA PLAN - GROUND LEVEL
A016	GFA PLAN - LEVEL 2
A017	GFA PLAN - LEVEL 3
A018	GFA PLAN - LEVEL 4
A019	GFA PLAN - LEVEL 5
A020	GFA PLAN - LEVEL ROOF
A030	CONTEXT PLAN
A031	CONTEXT PHOTOS
A032	CONTEXT PHOTOS
A033	STREET SCAPE ELEVATIONS
A034	SHADOW ANALYSIS
A040	SITE PLAN
A100	PLAN - LEVEL P3
A101	PLAN - LEVEL P2
A102	PLAN - LEVEL P1
A103	PLAN - MID LEVEL TOWNHOME
A104	PLAN - GROUND LEVEL
A105	PLAN - LEVEL 2
A106	PLAN - LEVEL 3
A107	PLAN - LEVEL 4
A108	PLAN - LEVEL 5
A109	PLAN - ROOF DECK
A110	PLAN - ROOF
A200	ELEVATION - NORTH
A201	ELEVATION - SOUTH
A300	SECTION
A301	SECTION
A302	SECTION
A303	SECTION
A500	ADAPTABLE UNIT PLAN - 1S1, 1B1, 1B2, 2B1
A501	ADAPTABLE UNIT PLAN - 2B2, 2B3, 2B4
A502	ADAPTABLE UNIT PLAN - 2B5, 2B6
A503	ADAPTABLE UNIT PLAN - 2B7, 3B2, 3B3
A504	ADAPTABLE UNIT PLAN - 3B4, 3B5, 3B6



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PROJECT DEVELOPMENT DATA

PROJECT	CURRENT DESIGNATION / REGULATION	PROPOSED
5 Storey Mixed Use Residential with Commercial at Grade		
LEGAL DESCRIPTION		
Lot 6 Blocks 139 and 140 DL 274 Group 1 NWD Plan 879		
OCP DESIGNATION		
	Mixed Use Level 3	Mixed Use Level 3
ZONING		
	CS-3	CD (based on CD-681)
LOT DATA		
Lot Area (Gross Site Area)	20,973 sf1,948 sm	
Lot Frontage	174'-10 3/8"53.30 m	
Lot Depth	119'-11 1/8"36.60 m	
SETBACKS & HEIGHT		
Front	3.048m (10') Road Dedication	3.048m (10') Road Dedication + 1.676m (5'-6") Front Setback
Rear	6.096m (20')	3.48m (11' 5")
Side	N/A	N/A
Height	OCP: 16m; CS-3: 10.668m	16m to top of roof finish excluding any roof build up above 300mm
SITE COVERAGE CALCULATIONS		
Building Footprint Area		15,750 sf1,463 sm
Lot Coverage Percentage*	70%	74%

- NOTES:
- Canopies excluded from lot coverage calculation
 - See diagram at top of page

FLOOR AREA RATIO (FSR) CALCULATION

MAXIMUM ALLOWABLE FSR			BUILDABLE AREA		
Mixed Use Level 3	2.3	Base	48,238 sf	4,481 sm	2014 City of North Vancouver OCP 2.1.2
	0.5	Density Bonus	10,487 sf	974 sm	2014 City of North Vancouver OCP 2.2
TOTAL	2.8	FSR	58,724 sf	5,456 sm	Total Density

AREA STATS

RESIDENTIAL			SUMMARY OF RESIDENTIAL EXCLUSIONS									
	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor	Parking / Bike Stg / Garbage + Recycle / Mech / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%	
Level												
P-3	19144 sf	19144 sf	18464 sf								680 sf	
P-2	19144 sf	19144 sf	19144 sf									
P-1	16734 sf	16734 sf	16733 sf	2738 sf	99 sf	0 sf						
TH MID-LEVEL	2852 sf	80 sf			80 sf							
LEVEL 1	7752 sf	2056 sf			172 sf	607 sf	0 sf	40 sf	30 sf	1206 sf		
LEVEL 2	11407 sf	771 sf			336 sf		0 sf	240 sf	195 sf	0 sf		
LEVEL 3	12393 sf	1695 sf			334 sf		0 sf	240 sf	195 sf	926 sf		
LEVEL 4	12393 sf	1697 sf			336 sf		0 sf	240 sf	195 sf	926 sf		
LEVEL 5	12282 sf	1580 sf			336 sf		0 sf	220 sf	180 sf	844 sf		
ROOF	1849 sf	639 sf			237 sf		0 sf				402 sf	
Total Area (by use)	115951 sf	63539 sf	54341 sf	2738 sf	1851 sf	607 sf	0 sf	980 sf	795 sf	3901 sf	1082 sf	

Total Residential Area Minus Exclusions:	52412 sf
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Gross Site Area (for FSR Calculation)	20973 sf
Retail FSR	0.30
Residential FSR	2.50
Total FSR	2.80
Efficiency	80%
Total Storeys	6

- NOTES:
- Net FSR = Gross Area - Exclusions
 - Efficiency = (Leasable Area + Saleable Area) / Buildable Area
 - P-1, P-2, P-3 have been excluded from efficiency calculations
 - Buildable Area = All above-grade conditioned space to outside face of cladding; excludes P1, P2 + P3
 - Saleable Area measured to inside face of exterior pane of glass and coplanar through wall assembly (to be further refined once facade design and window type confirmed)
 - Roof decks excluded from calculations
 - Total storeys are as measured from W3rd Street (Ground Level - L1) and includes Rooftop Amenity Space

PARKING

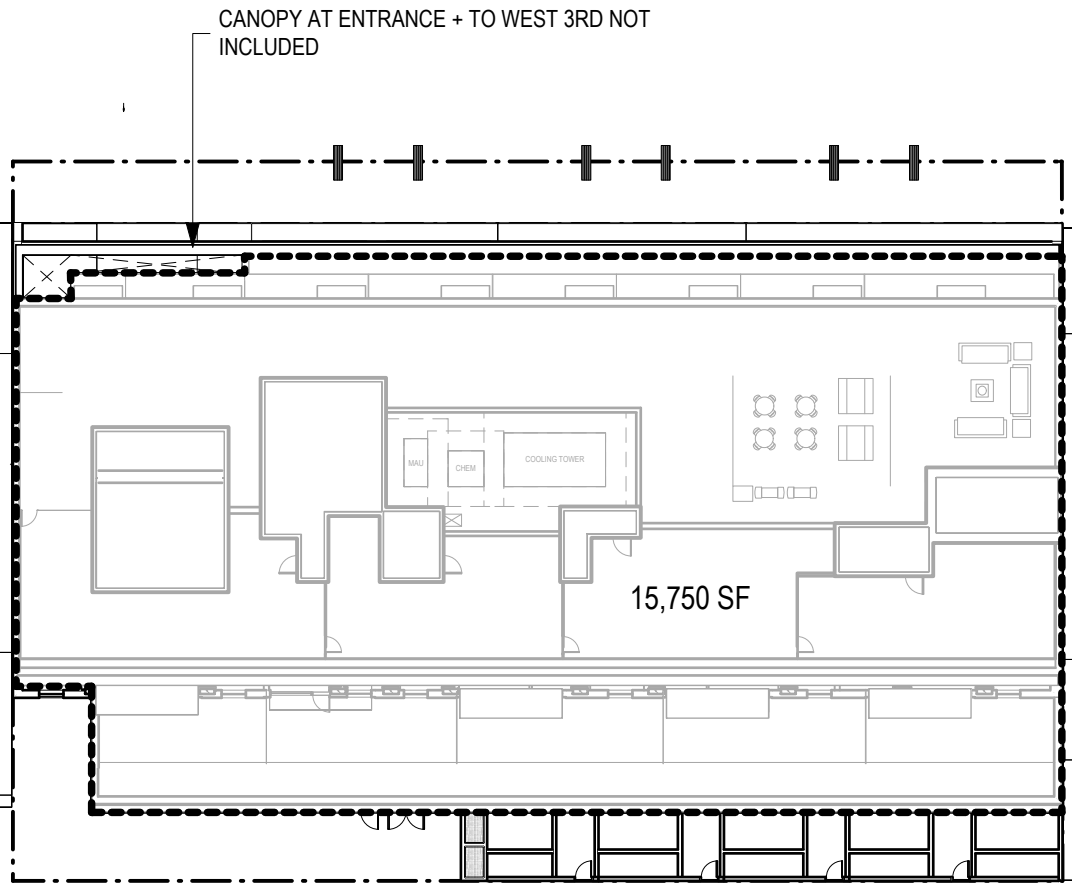
VEHICLE PARKING	REQUIRED	PROVIDED	VARIANCE	NOTES
Commercial				
Standard	11	11		
Small	0	0		906 (3)(a)(ii) - a maximum of 35% of the required Parking Spaces may be provided as small car parking spaces
Disabled	1	1		908 (11)(b) - 1 space per 25 required Parking Spaces, inclusive of total required
Total	12	12	0	908 (8) Fig. 9-3 - 1 space per 50 sm (538.2 sf) GFA (6276 sf CRU/ 538.2 sf = 11.66 (12) commercial parking stalls)
Residential Visitor				
Standard	5	4		
Small	0	1		906 (3)(a)(ii) - Maximum 35% required Parking Spaces
Disabled	1	1		906 (6)(e) - min. 1 space provided for use by visitors, inclusive of total required
Total	6	6	0	908 (7) - 0.1 spaces per Dwelling Unit, inclusive of total required (57 x .1 = 5.7 (6 stalls))
Residential Secure				
Standard	52	56		Includes spaces within townhouses
Small	0	0		
Disabled	2	2		908 (11) 0.038 Disability Parking Spaces for each Dwelling Unit (57 x 0.038 = 1.166 (2 stalls))
Total	54	58	4	908 (8) Fig. 9-3 - 1.05 spaces per Dwelling Unit, visitor parking included (57 x 1.05 = 59.85 (60 stalls))
Residential Total				
Standard	57	60		
Small	0	1		
Disabled	3	3		908 (11) 0.038 Disability Parking Spaces for each Dwelling Unit (57 x 0.038 = 1.166 (2 stalls))
Total	60	64	4	908 (8) Fig. 9-3 - 1.05 spaces per Dwelling Unit, visitor parking included
Project Total				
Standard	68	71		
Small	0	1		
Disabled	4	4		
Total	72	76	4	
BICYCLE PARKING	REQUIRED	PROVIDED		NOTES
Commercial				
Short-term	6	6		10A-02 - 6 spaces per 1,000sm GFA
Secure	3	3		10A-02 - 1 space per 250sm GFA
Total	9	9		
Residential				
Short-term	6	6		10A-02 - 20-59 units: 6 spaces
Secure (Horizontal)	86	202		10A-02 - 1.5 spaces per unit (see note 2)
Secure (Vertical)		0		
Total	92	208	116	
TOTAL	101	217		
LOADING	REQUIRED	PROVIDED		NOTES
Loading	2	1	-1	1001 (2) - 1 space per 1393.5 sm (15,000 sf) GFA


- NOTES:
- Electric vehicle charging to be provided to all Residential Secure (63) spaces and two Commerical spaces.
 - Secure horizontal bicycle parking is provided through 98 double bike lockers at 4' x 6' and 2 triple bike lockers at 6' x 6'.
 - An outlet for charging e-bikes will provided for each bike space. For example a 4' x 6' double bike locker will have a double outlet capble of charging two bikes.

SUITE MIX

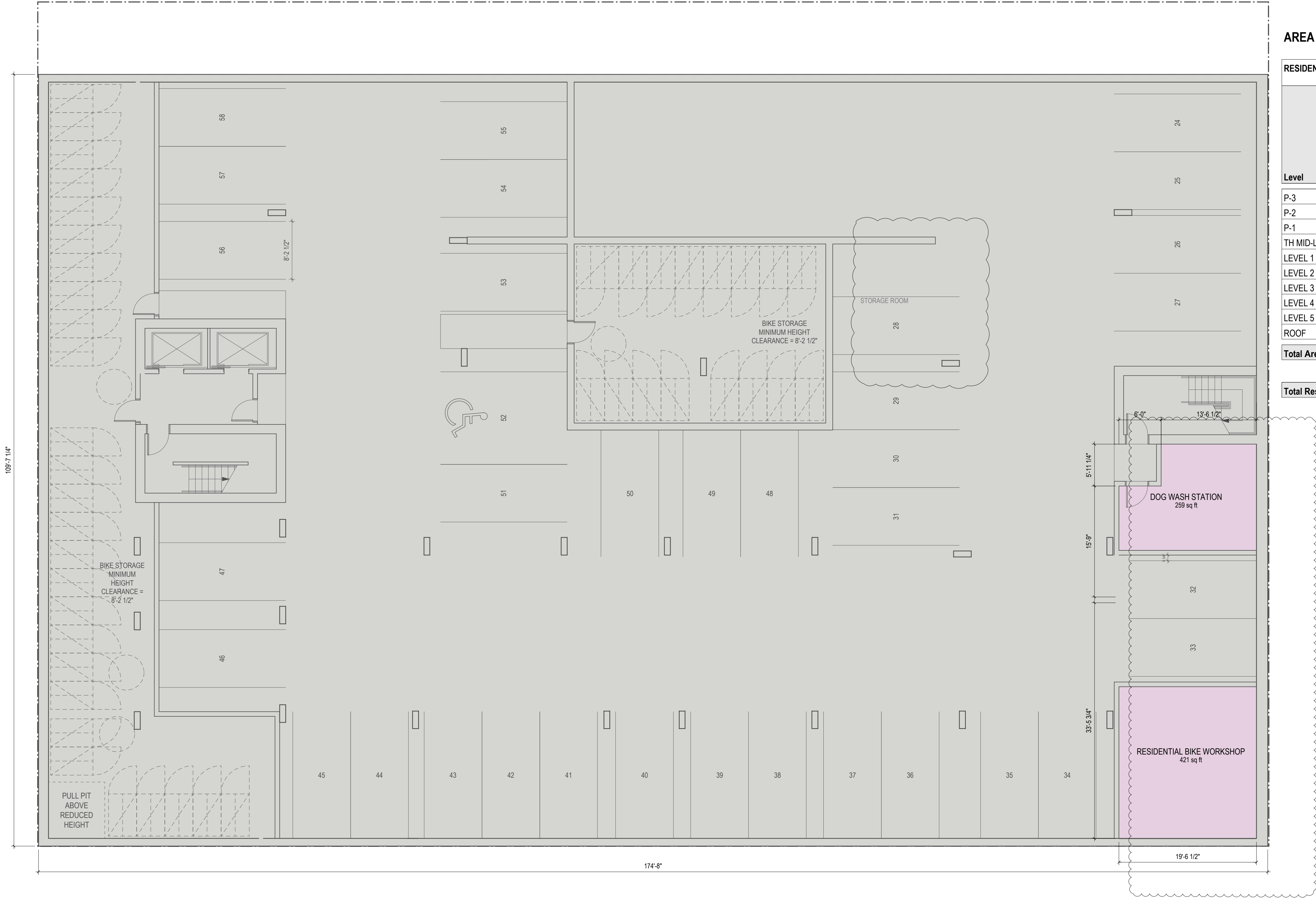
	TOWNHOME			STUDIO		1 BED		2 BED								
Type	TH1	TH2	TH3	1S1	1S2	1B1	1B2	2B1	2B2	2B3	2B4	2B5	2B6	2B7		
Size	1479 sf	1465 SF	1517 sf	464 SF	441 SF	576 SF	566 SF	835 SF	968 sf	974 sf	962 sf	957 sf	952 sf	763 SF		
Unit Counts	1 no.	2 no.	1 no.	4 no.	4 no.	16 no.	4 no.	4 no.	3 no.	3 no.	3 no.	3 no.	3 no.	1 no.		
Level 1	1	2	1	0	0	0	0	0	0	0	0	0	0	1		
Level 2	0	0	0	1	1	4	1	1	1	1	1	1	1	0		
Level 3	0	0	0	1	1	4	1	1	1	1	1	1	1	0		
Level 4	0	0	0	1	1	4	1	1	1	1	1	1	1	0		
Level 5	0	0	0	1	1	4	1	1	0	0	0	0	0	0		
Distribution	5%			2%		14%		35%							9%	100%

- NOTES:
- All units except Townhomes are Level 2 Adaptable Units and Studio Unit Type 1S2
 - All 3 bedroom units account for 11% of total units



LOT COVERAGE AREA 
LOT COVERAGE AREA: 15,750 SQ FT
EXTERNAL WALL THICKNESS > 165mm: -184 SQ FT
LOT COVERAGE AREA MINUS EXCLUSIONS: 15,566 SQ FT
LOT AREA: 20, 973 SQ FT
LOT COVERAGE: 74.22%

1 Lot Coverage Plan
1/32" = 1'-0"



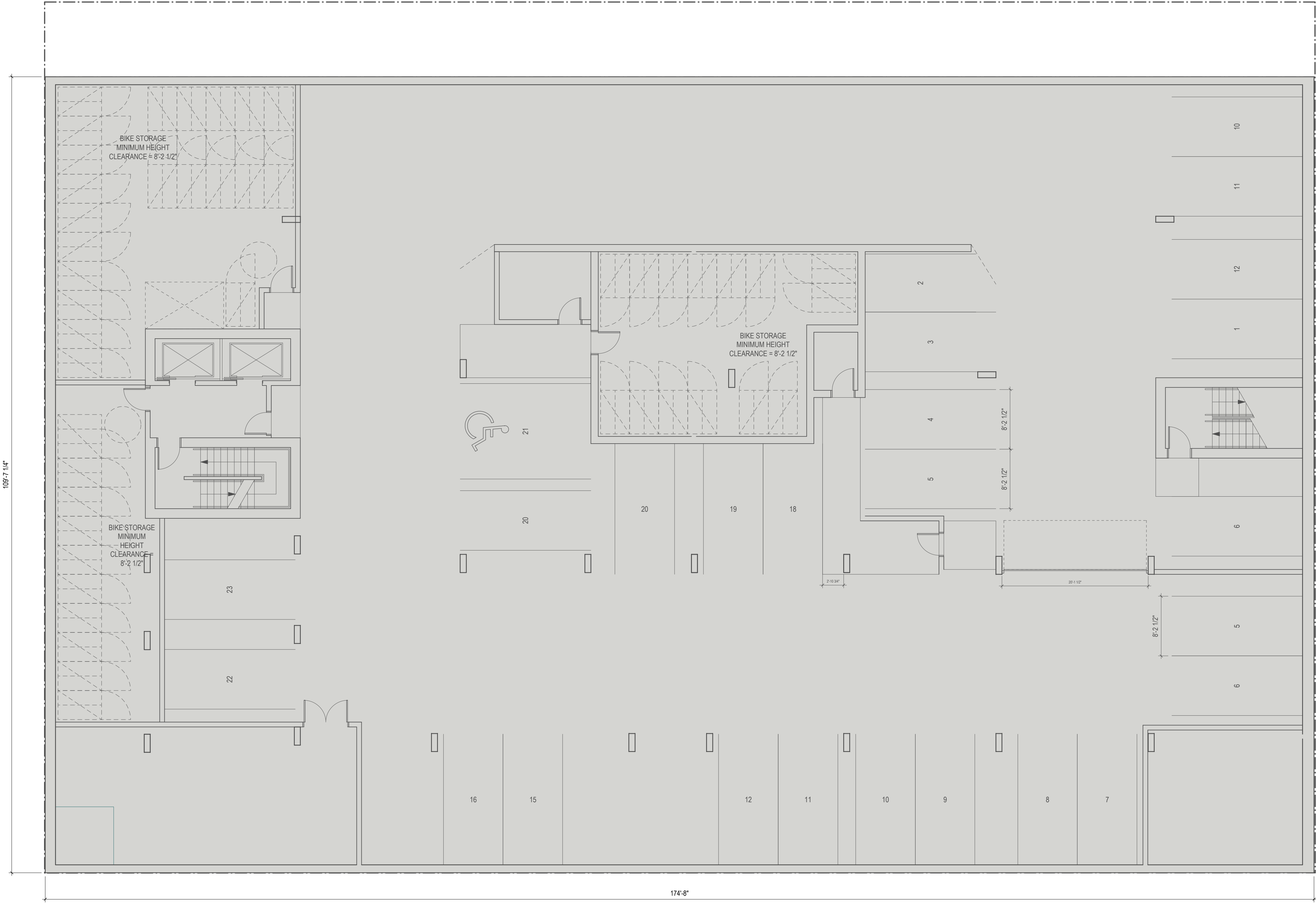
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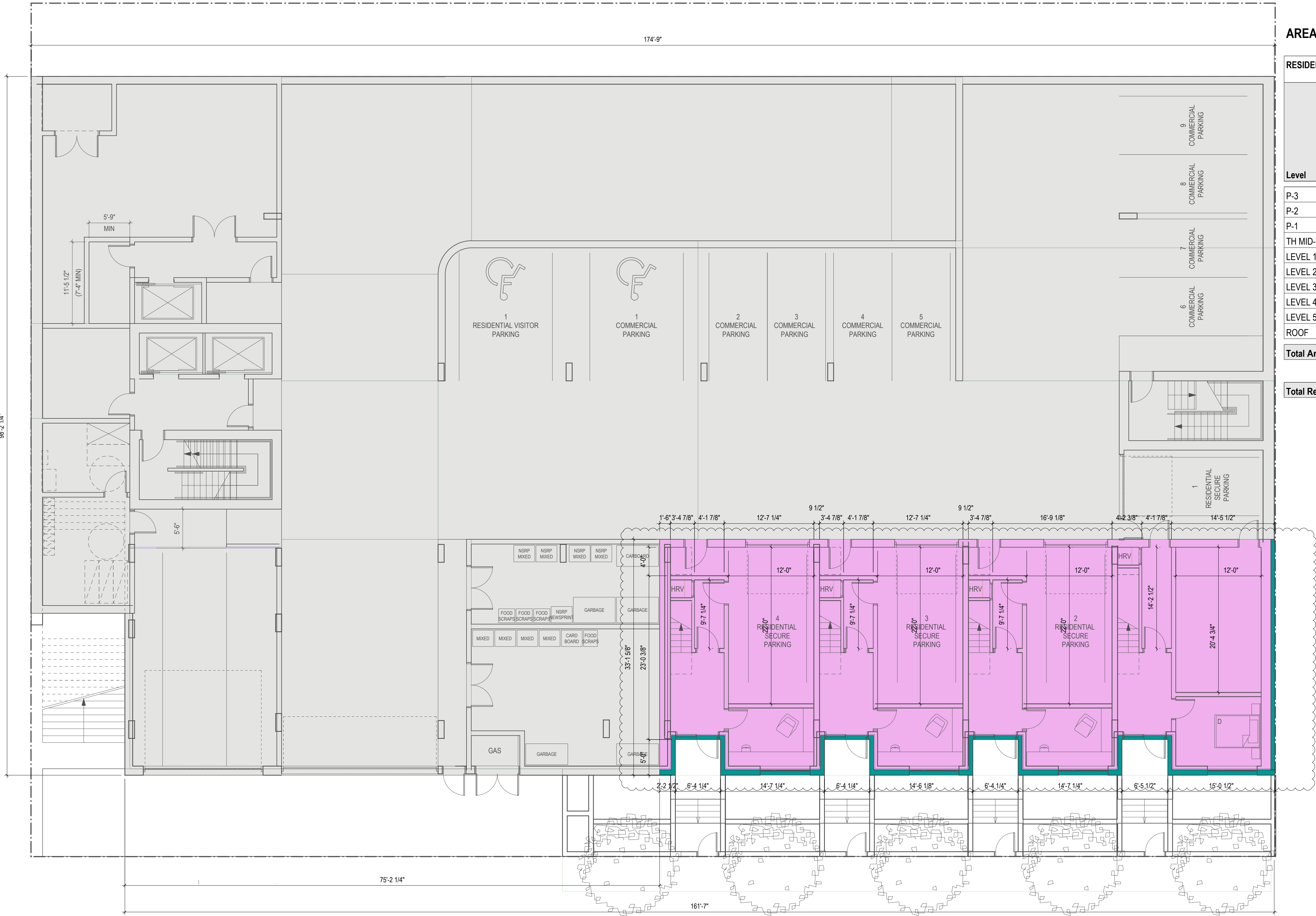


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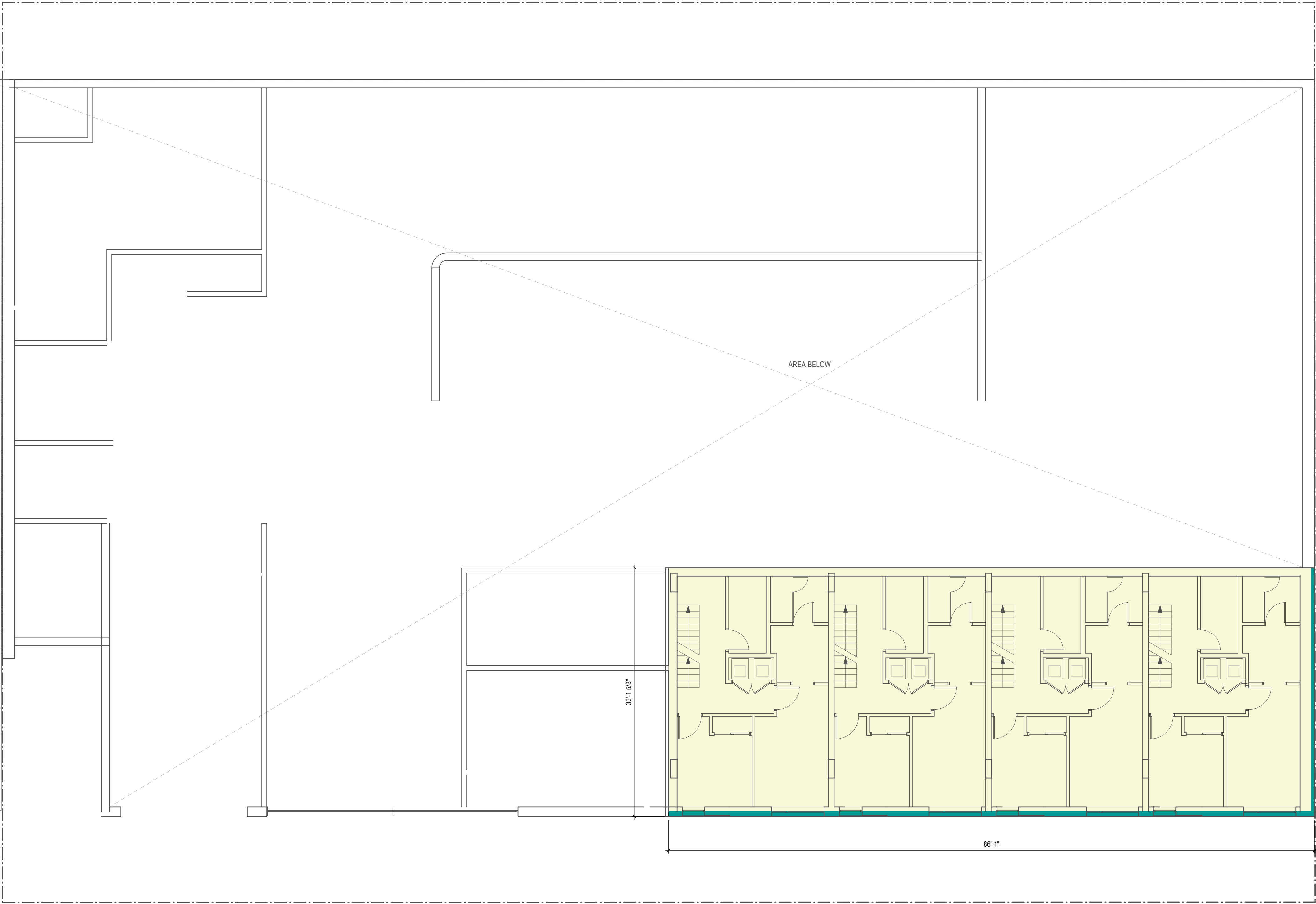
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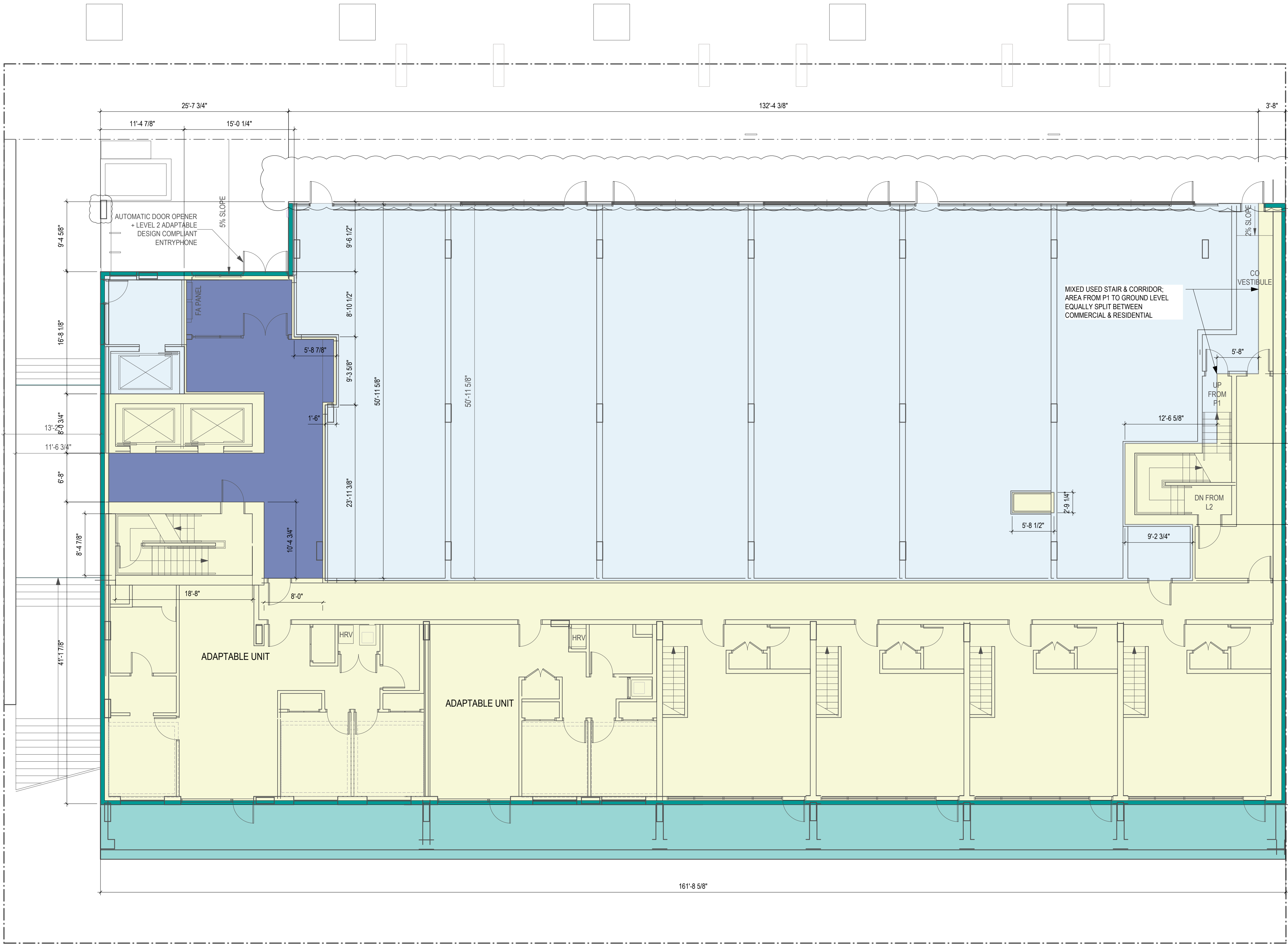
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1 GFA - Mid Level Townhome Floor Plan
1/8" = 1'-0"



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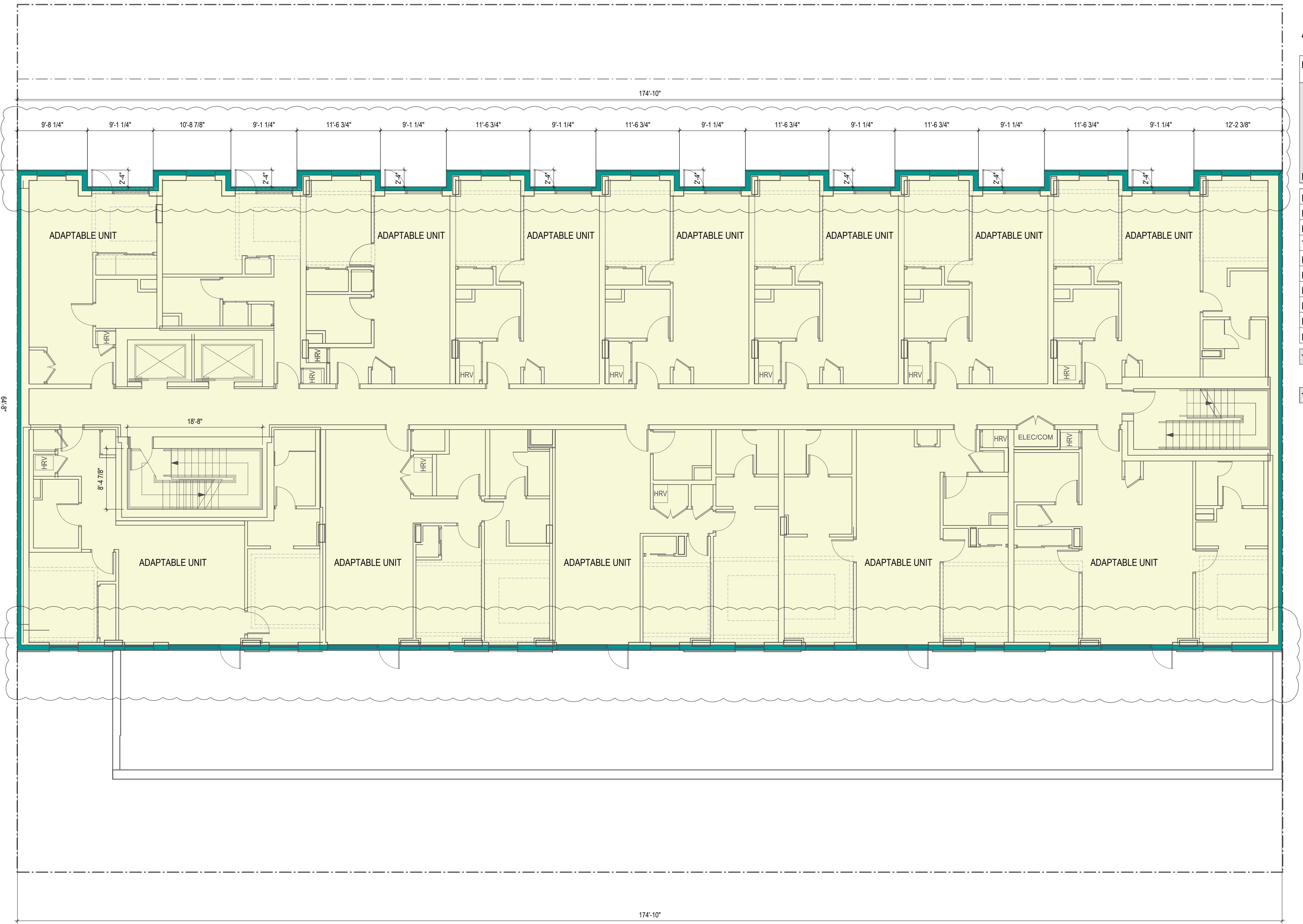
RETAIL			COMBINED					
Level	Total Retail Area Including Common Areas (Gross Area)	Total Exclusions by Floor (Ext Wall Thickness >165mm)	Buildable Area (Residential)	Buildable Area (Retail)	Circulation	Leasable Area	Saleable Area	Efficiency
P-3								
P-2								
P-1							1274 sf	
TH MID-LEVEL			2852 sf		0 sf	0 sf	2660 sf	93%
LEVEL 1	6282 sf	6 sf	6546 sf	6472 sf	2600 sf	6050 sf	3937 sf	77%
LEVEL 2			11436 sf		1517 sf	0 sf	9423 sf	82%
LEVEL 3			11467 sf		1517 sf	0 sf	9423 sf	82%
LEVEL 4			11467 sf		1517 sf	0 sf	9423 sf	82%
LEVEL 5			11438 sf		1517 sf	0 sf	9423 sf	82%
ROOF			1849 sf		739 sf	0 sf	353 sf	19%
Total Area (by use)	6282 sf	6 sf	57057 sf	6472 sf	9406 sf	6050 sf	45918 sf	80%

Total Retail Area Minus Exclusions (Net FSR)	6276 sf
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1 GFA - Ground Floor Plan
1/8" = 1'-0"

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AREA STATS

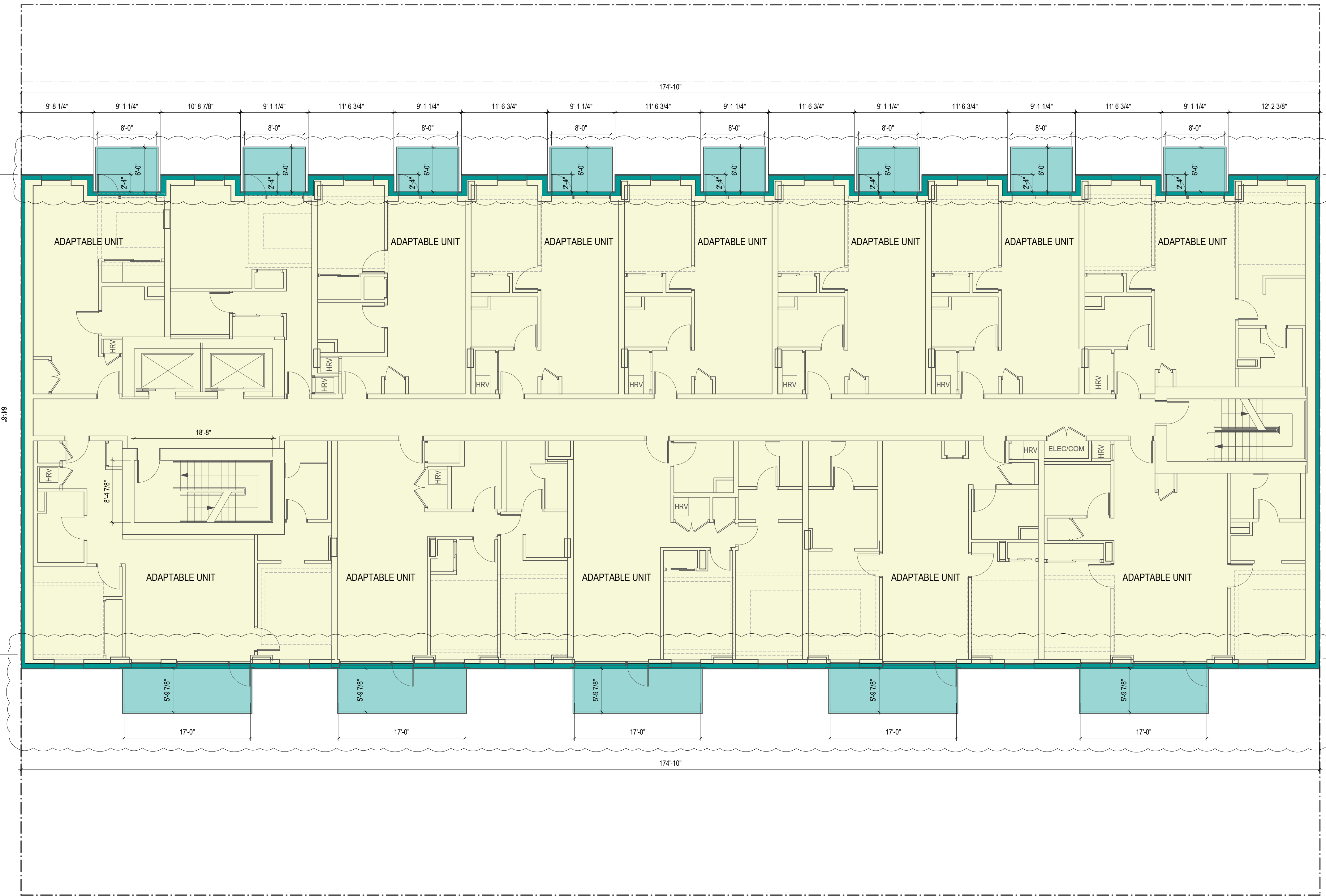
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1 GFA - L2 Floor Plan
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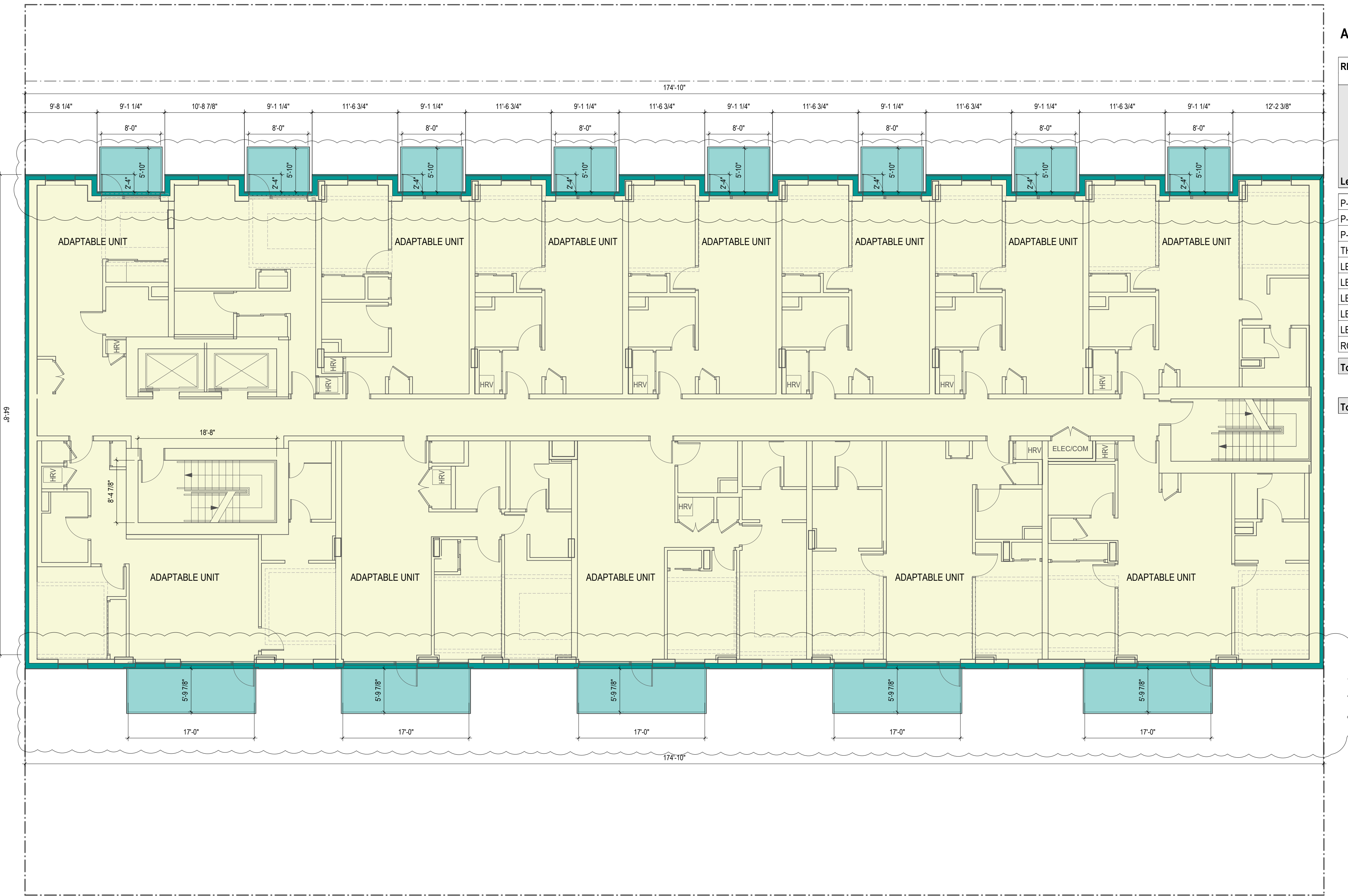


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Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16734 sf	16734 sf
TH MID-LEVEL	2852 sf	80 sf
LEVEL 1	7752 sf	2056 sf
LEVEL 2	11407 sf	771 sf
LEVEL 3	12393 sf	1695 sf
LEVEL 4	12393 sf	1697 sf
LEVEL 5	12282 sf	1580 sf
ROOF	1849 sf	639 sf
Total Area (by use)	115951 sf	63539 sf
Total Residential Area Minus Exclusions:		52412 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS								
Parking / Bike Stg / Garbage + Recycle / Mech / Elec	Cellar	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Amenity <5%
18464 sf								680 sf
19144 sf								
16733 sf	2738 sf	99 sf	0 sf					
		80 sf						
		172 sf	607 sf	0 sf	40 sf	30 sf	1206 sf	
		336 sf		0 sf	240 sf	195 sf	0 sf	
		334 sf		0 sf	240 sf	195 sf	926 sf	
		336 sf		0 sf	240 sf	195 sf	926 sf	
		336 sf		0 sf	220 sf	180 sf	844 sf	
		237 sf		0 sf				402 sf
54341 sf	2738 sf	1851 sf	607 sf	0 sf	980 sf	795 sf	3901 sf	1082 sf

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

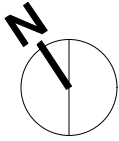


AREA STATS

RESIDENTIAL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
P-3	19144 sf	19144 sf
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		334 sf		0 sf	240 sf	195 sf	926 sf	
		336 sf		0 sf	240 sf	195 sf	926 sf	
		336 sf		0 sf	220 sf	180 sf	844 sf	
		237 sf		0 sf				402 sf
54341 sf	2738 sf	1851 sf	607 sf	0 sf	980 sf	795 sf	3901 sf	1082 sf

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- PARKING, BIKE STORAGE, RECYCLING + GARBAGE, CELLAR, COMMON MECHANICAL + ELECTRICAL EXCLUSION
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION





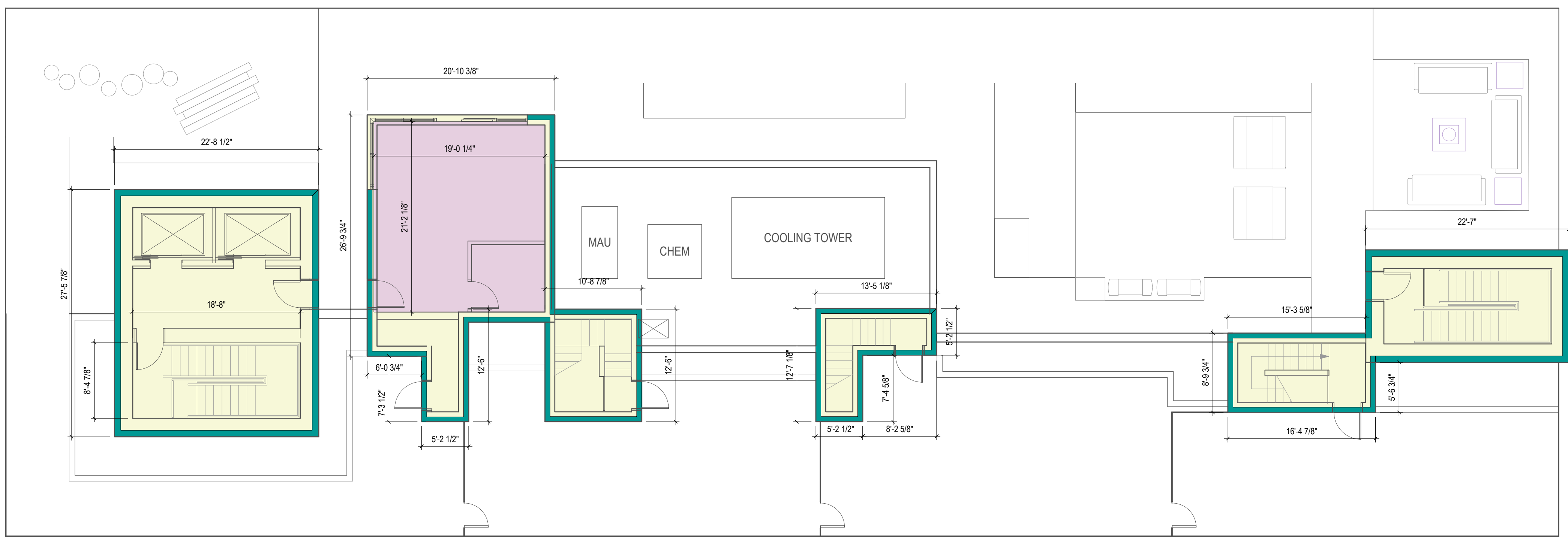
AREA STATS

RESIDENTIAL		
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- LOBBY EXCLUSION
- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION

1 GFA - L5 Floor Plan
1/8" = 1'-0"

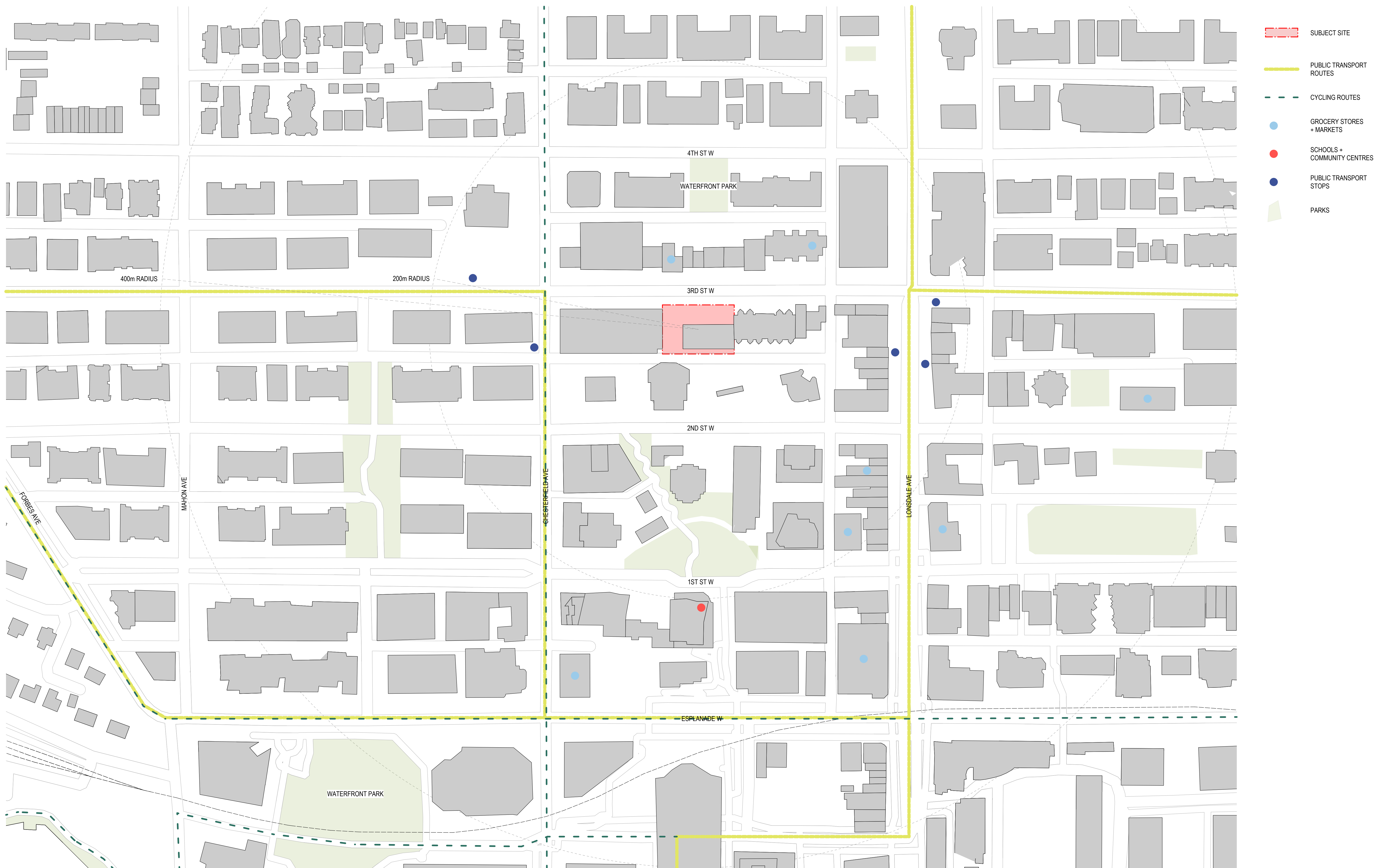


AREA STATS

RESIDENTIAL		
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- STORAGE EXCLUSION
- BALCONY EXCLUSION
- AMENITY EXCLUSION
- CELLAR EXCLUSION



- SUBJECT SITE
- PUBLIC TRANSPORT ROUTES
- CYCLING ROUTES
- GROCERY STORES + MARKETS
- SCHOOLS + COMMUNITY CENTRES
- PUBLIC TRANSPORT STOPS
- PARKS



1 3rd St - Looking West



2 3rd St - Looking Southwest



3 3rd St - Looking Southeast



4 3rd St - Looking East



5 Chesterfield Ave - Looking South



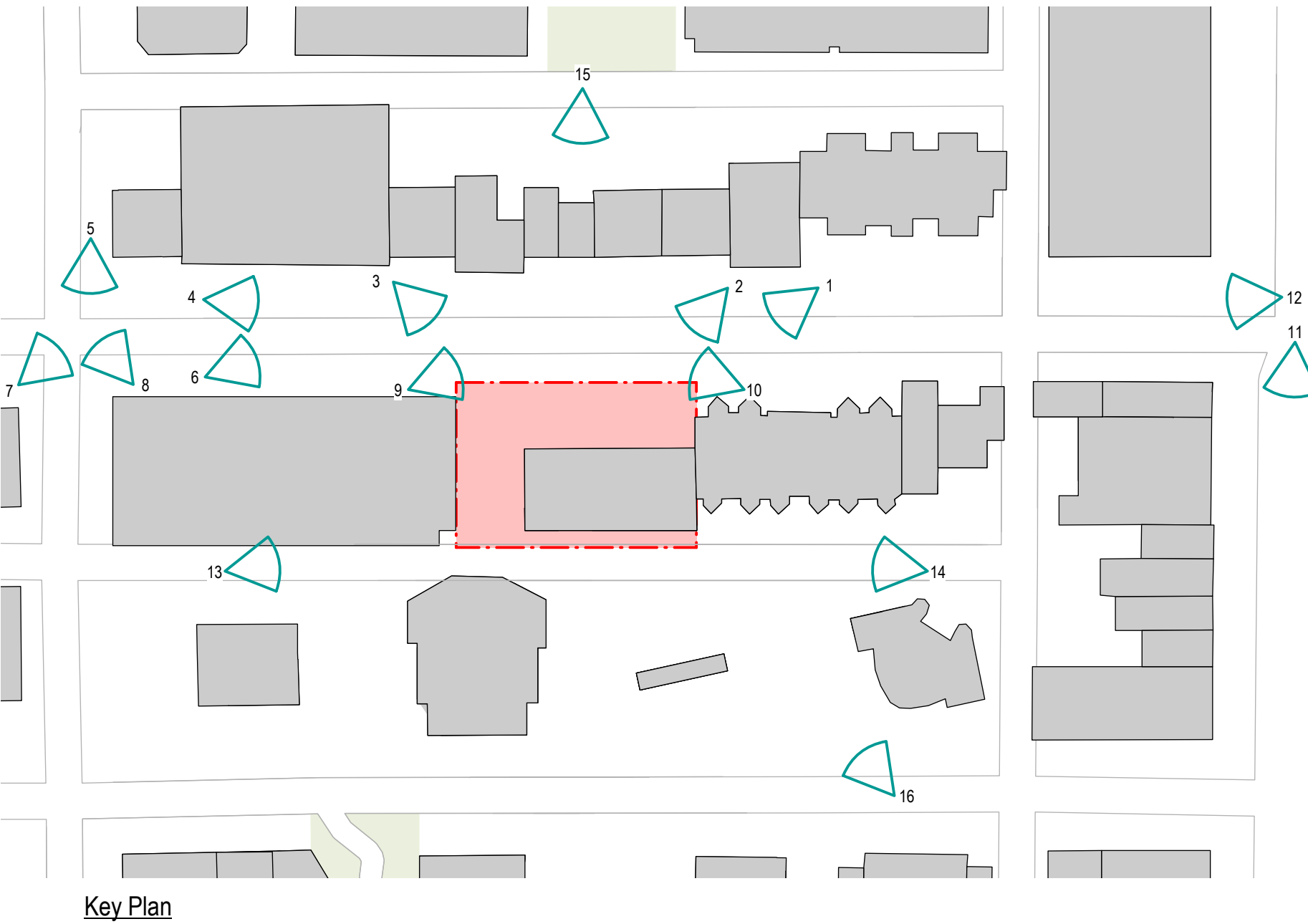
6 3rd St - Looking East



7 3rd St + Chesterfield Ave - Looking Northeast



8 3rd St + Chesterfield Ave - Looking Northwest



Key Plan

plotted: Feb 3, 2022 10:26:54 AM



9 3rd St - Looking East



10 3rd St - Looking West



11 Lonsdale Ave - Looking South



12 3rd St + Lonsdale Ave - Looking West



13 Laneway between 2nd + 3rd St - Looking East



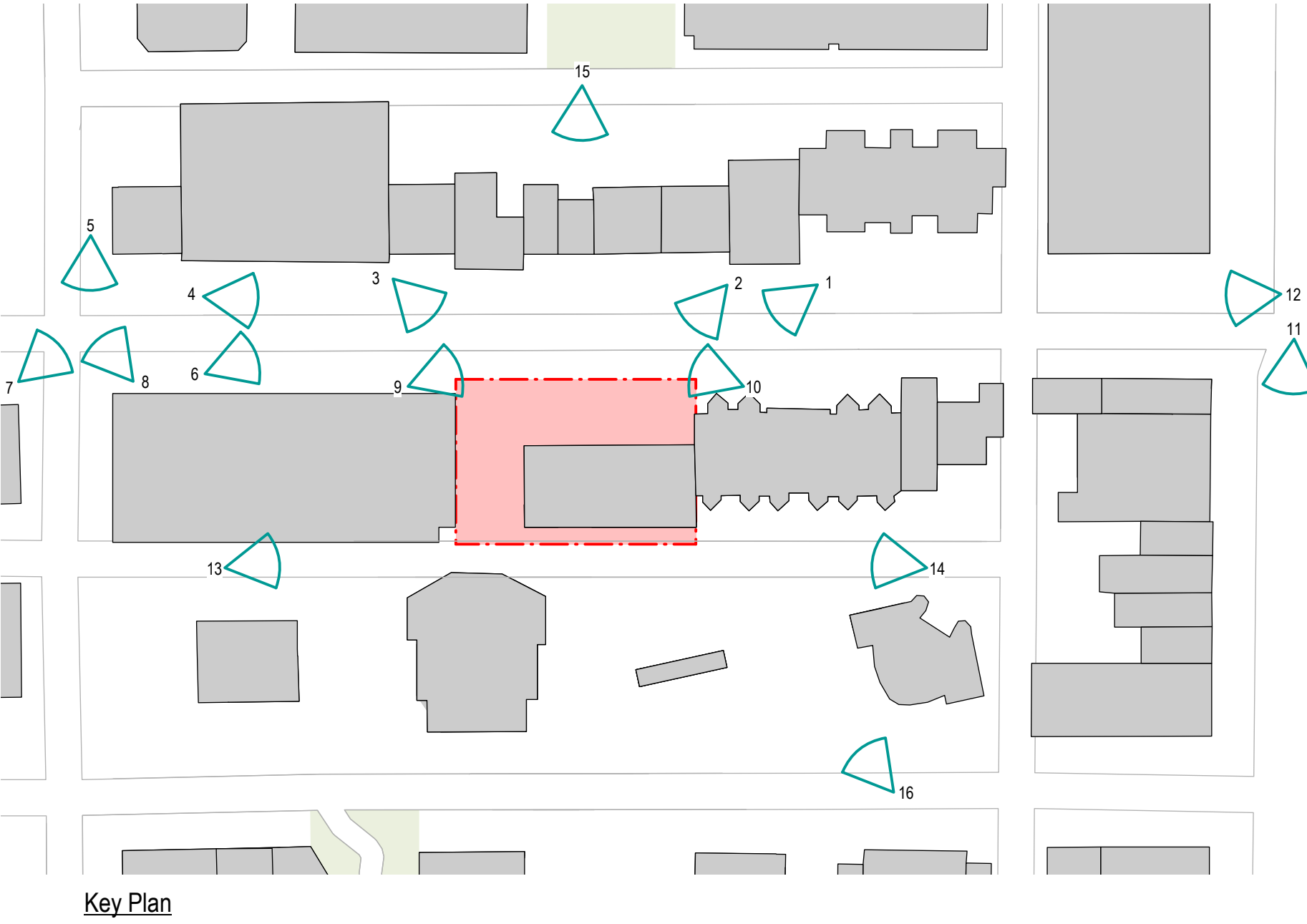
14 Laneway between 2nd + 3rd St - Looking West



15 Laneway between 3rd + 4th St - Looking South



16 2nd St - Looking North



plotted: Feb 3, 2022 10:26:55 AM



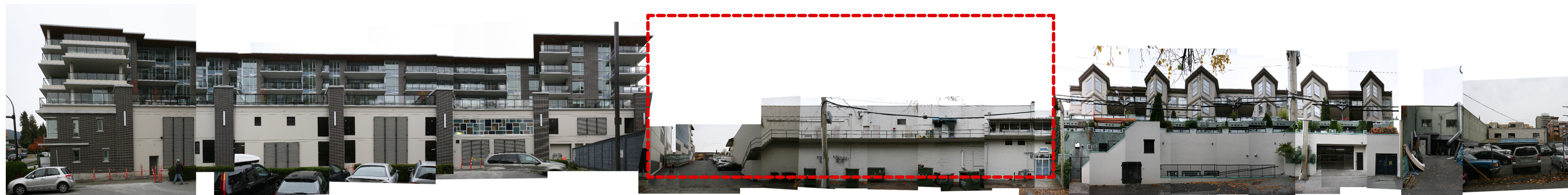
Chesterfield Avenue Single storey commercial 6 storey residential over commercial 2 storey commercial 3 storey commercial 2 storey commercial 5 storey residential over commercial Laneway 5 storey residential over commercial Lonsdale Avenue

1 West 3rd Street - Looking North



Lonsdale Avenue 2 storey commercial Laneway Single storey commercial 4 storey residential over commercial Subject site 5 storey residential over commercial Chesterfield Avenue

2 West 3rd Street - Looking South



Chesterfield Avenue 5 storey residential over commercial/ parkade Subject site 5 storey residential over commercial/ parkade Single storey commercial Laneway

3 Laneway - Looking North



Laneway 26 storey residential 2 storey commercial 13 storey residential Chesterfield Avenue

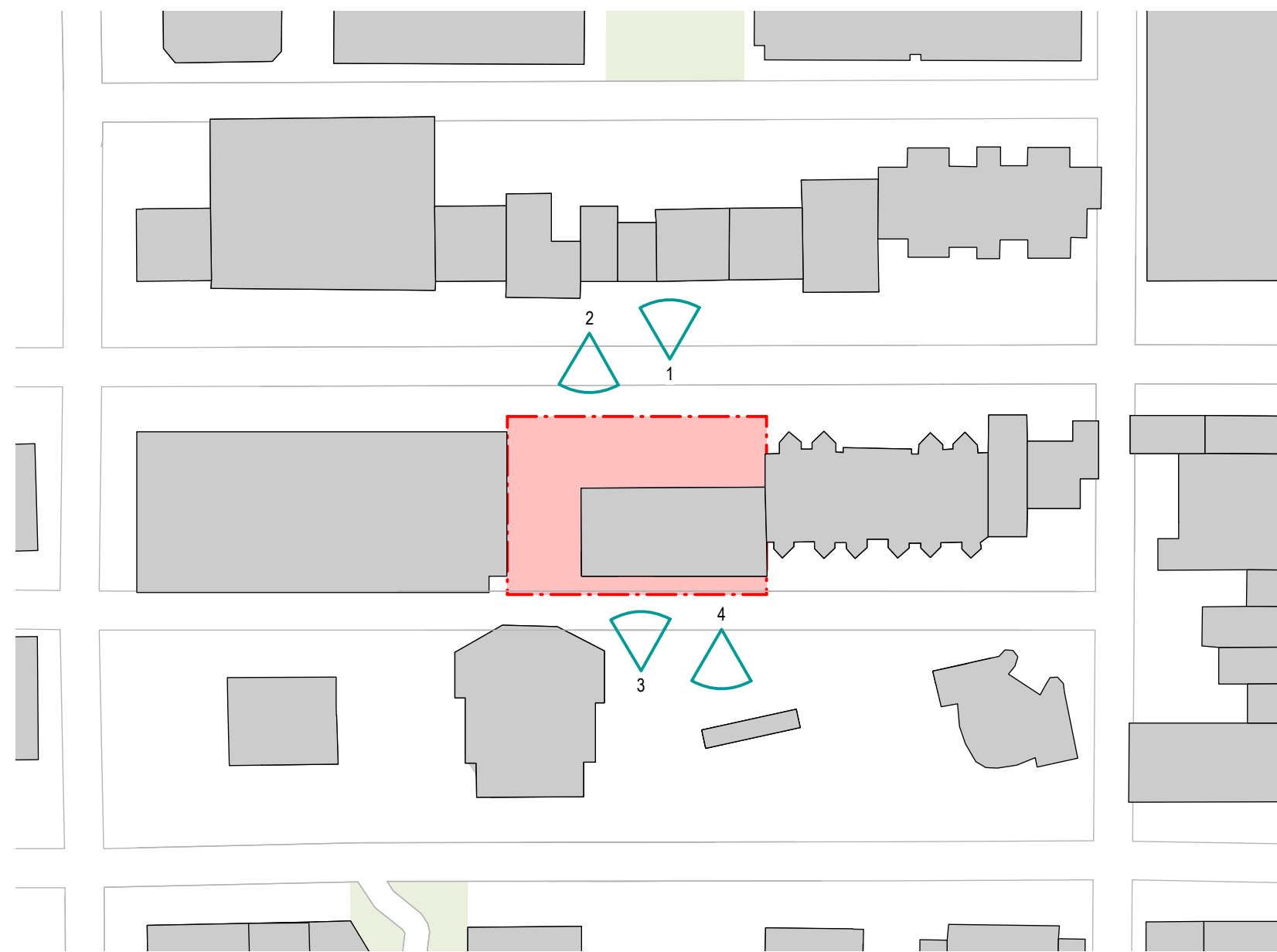
4 Laneway - Looking South

SITE DESCRIPTION

The subject site is a mid-block site on West 3rd St between Lonsdale Ave and Chesterfield Ave. The existing buildings along the street are a mixture of 1-2 storey commercial, and 4-6 storey mixed-use. This block is at the boundary between commercial and residential zones. To the south, the blocks either side of Lonsdale Ave between Chesterfield and St George's Ave are zoned as medium density mixed-use from West 3rd St down to Esplanade and Lonsdale Quay. The blocks immediately west of Chesterfield Ave and north of 3rd St are zoned medium density residential.

The existing material palette along West 3rd is varied, with painted concrete, stucco, brick and glass heavily featured, as well as some small stretches of corrugated metal and painted ship-lapped wood siding. The commercial buildings typically extend right up to their property lines. The mixed use buildings typically feature a marked setback between commercial and residential tenancies, save for one building on the north-west corner of Lonsdale and 3rd. The material expression of the mixed-use typology is evenly split between the buildings that have a defined split in cladding material and colour for the commercial vs residential masses, and those that use a restrained palette to tie the two together as a single entity.

The laneway behind the site is primarily used for access, with parkade entrances to existing developments along the north edge. The southern edge of the lane features two tall tower developments, with significant open expanses between. There is some limited surface parking along the south edge, and boundary fencing to existing developments.





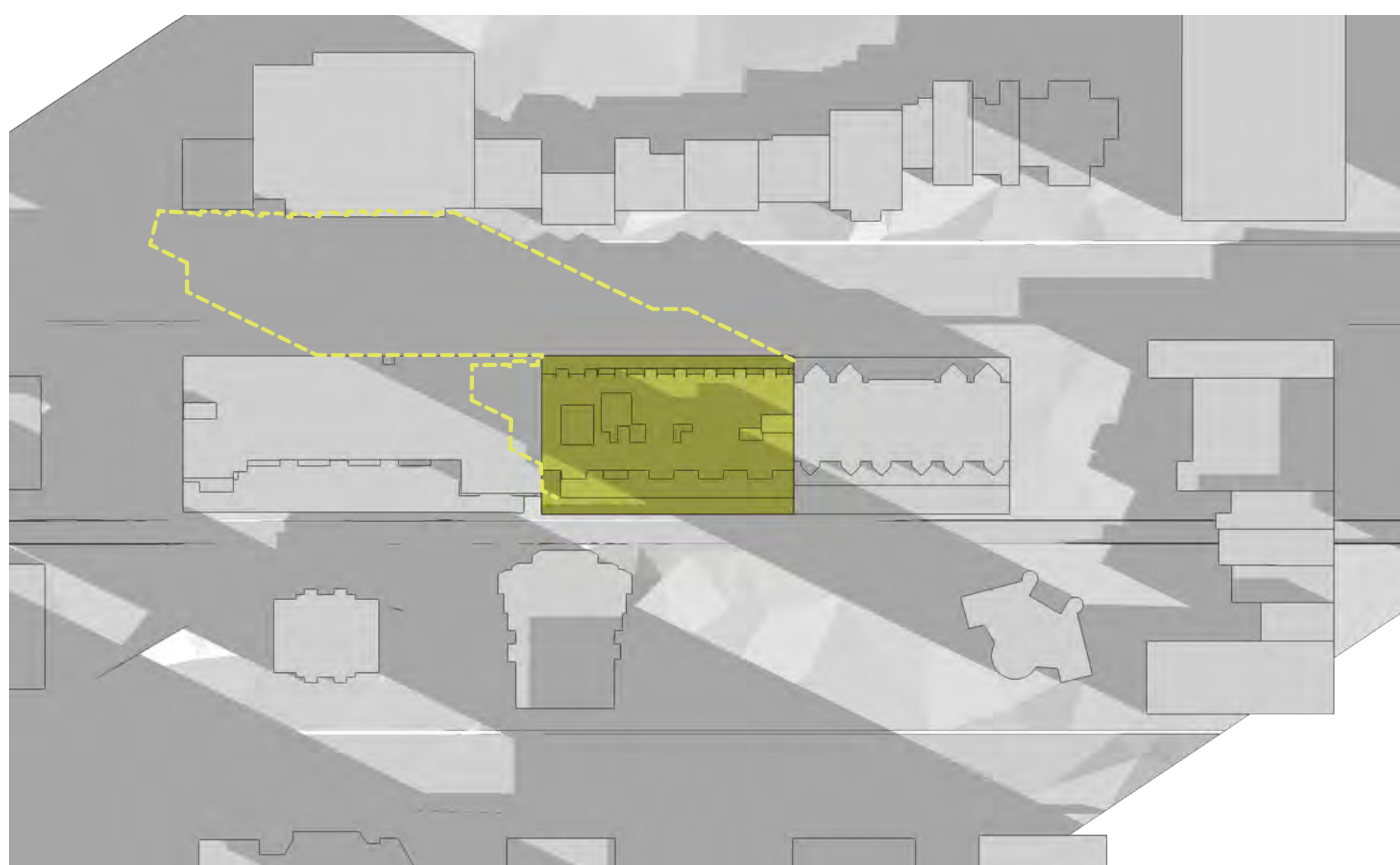
1 Summer Solstice (6/21) 10:00 AM
1" = 100'-0"



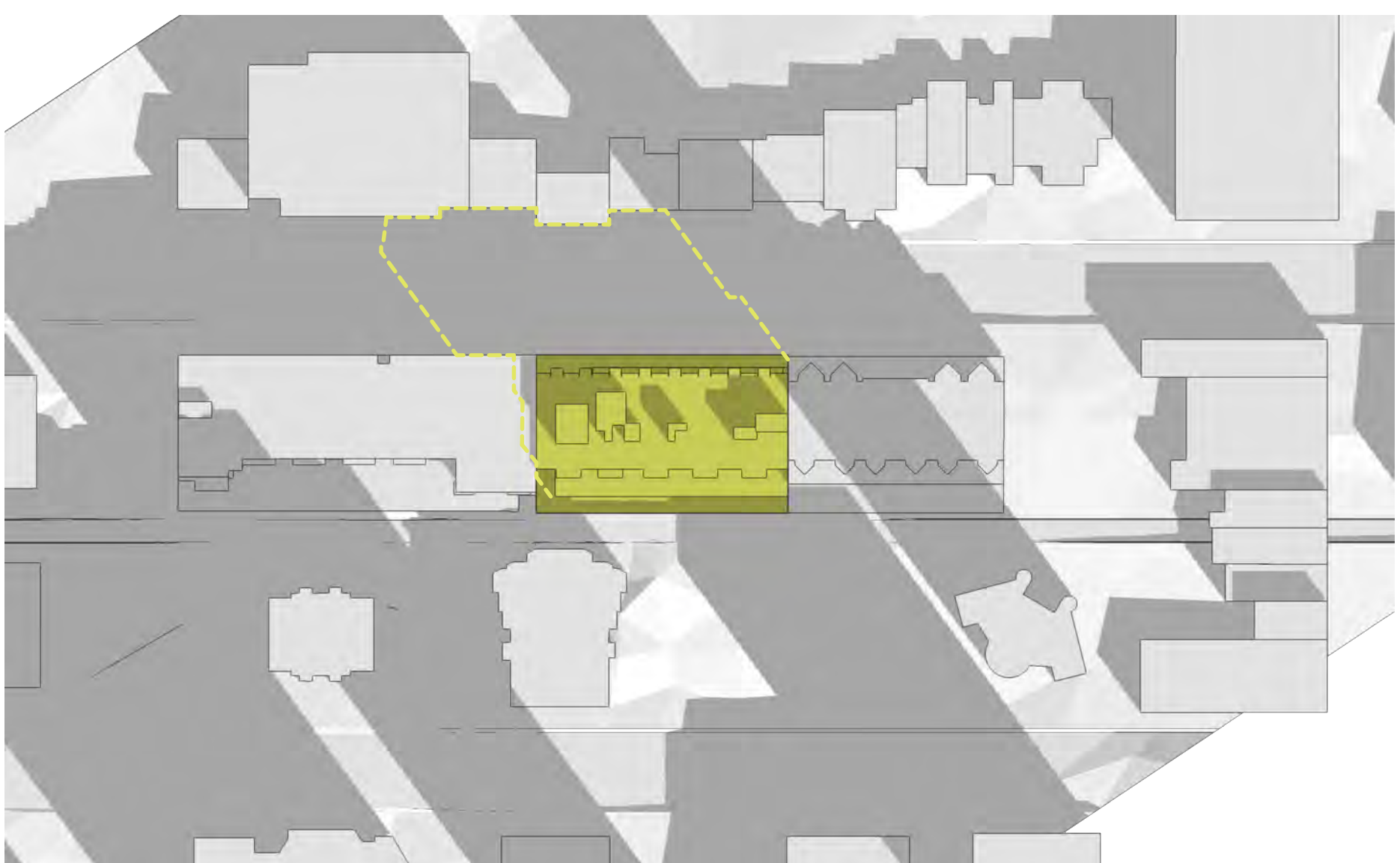
2 Summer Solstice (6/21) 12:00 PM
1" = 100'-0"



3 Summer Solstice (6/21) 2:00 PM
1" = 100'-0"



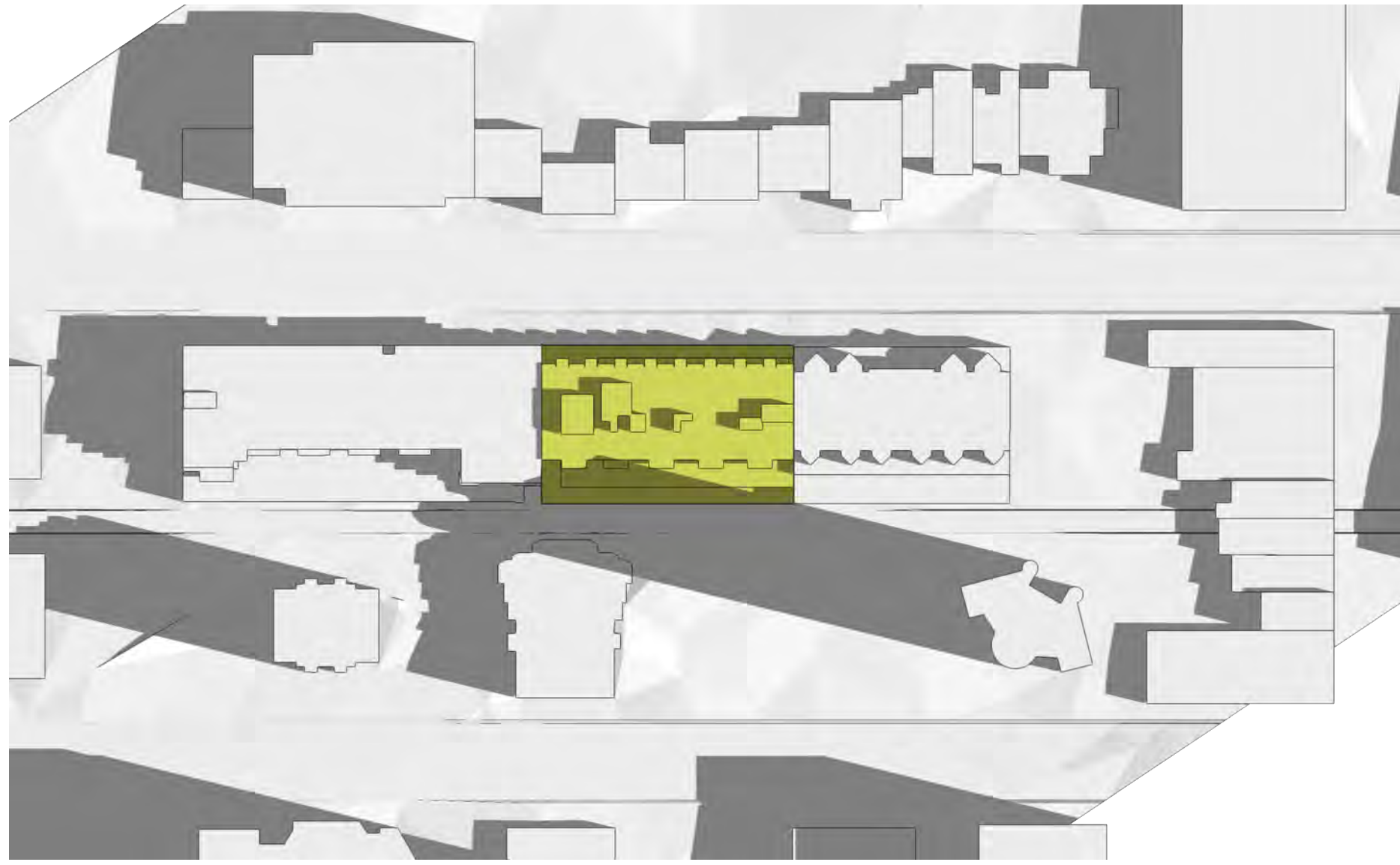
4 Winter Solstice (12/21) 10:00 AM
1" = 100'-0"



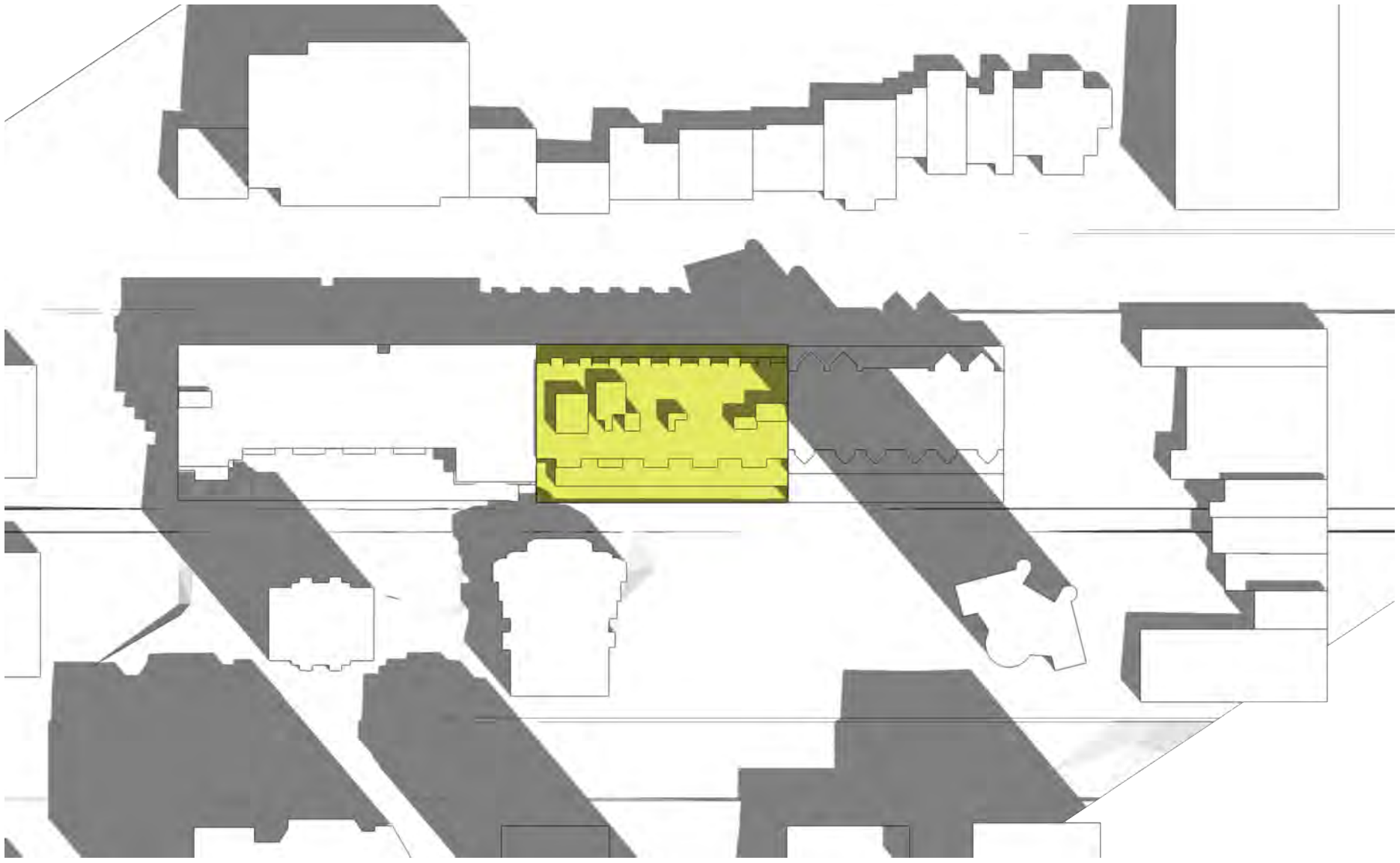
5 Winter Solstice (12/21) 12:00 PM
1" = 100'-0"



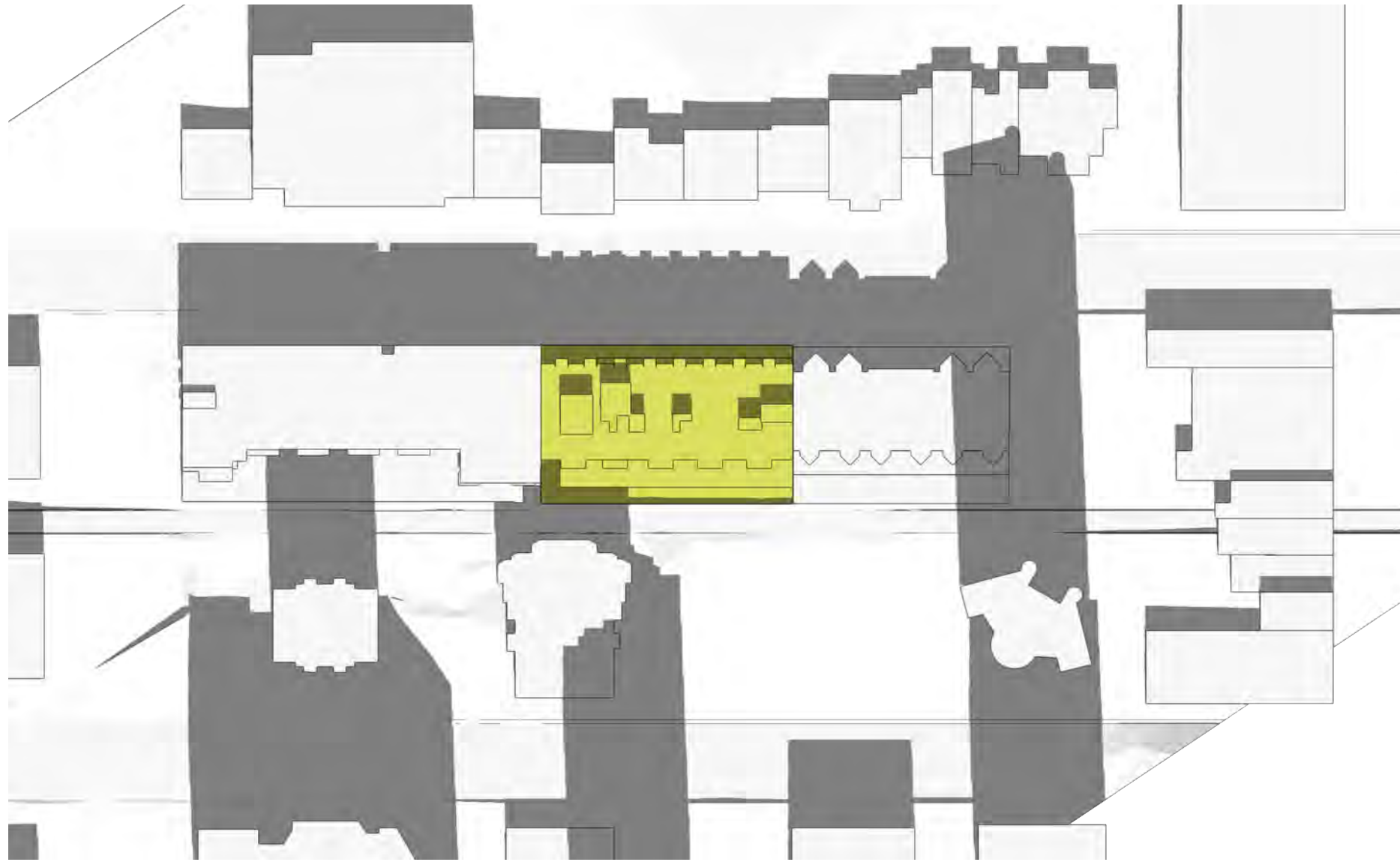
6 Winter Solstice (12/21) 2:00 PM
1" = 100'-0"



7 Vernal (3/20) / Autumnal Equinox (9/22) 10:00AM
1" = 100'-0"

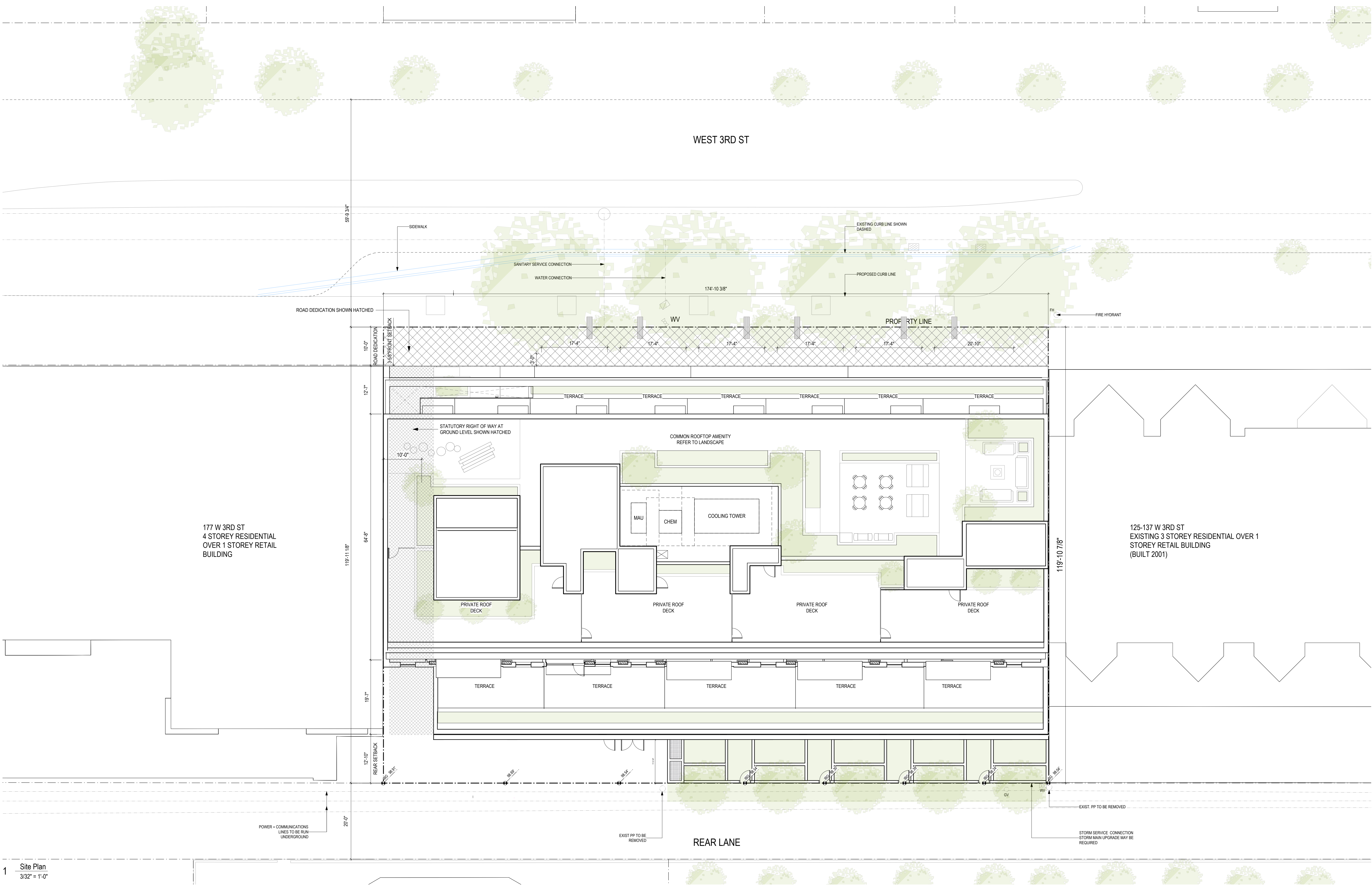


8 Vernal (3/20) / Autumnal Equinox (9/22) 12:00 PM
1" = 100'-0"



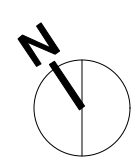
9 Vernal (3/20) / Autumnal Equinox (9/22) 2:00 PM
1" = 100'-0"

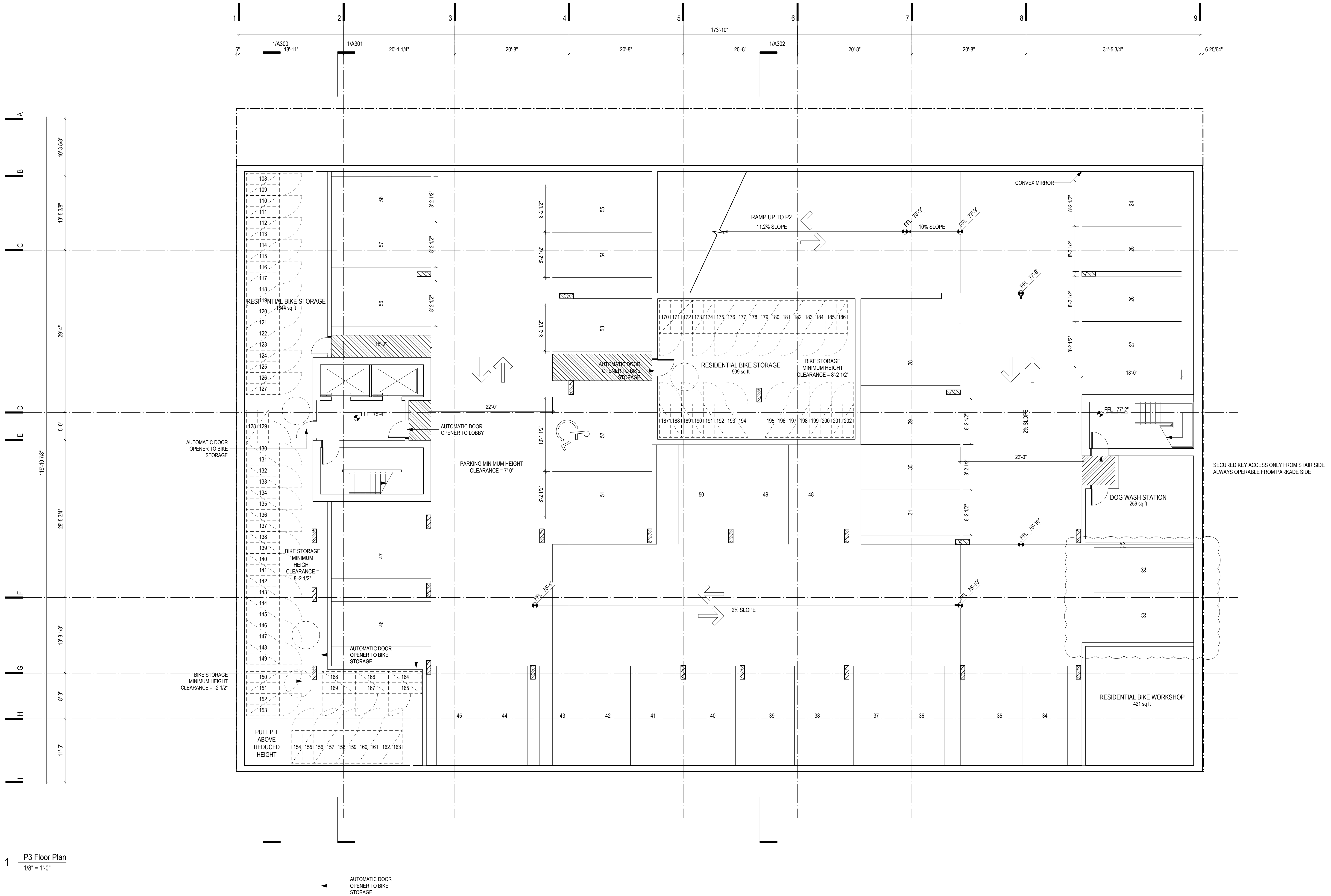
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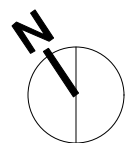
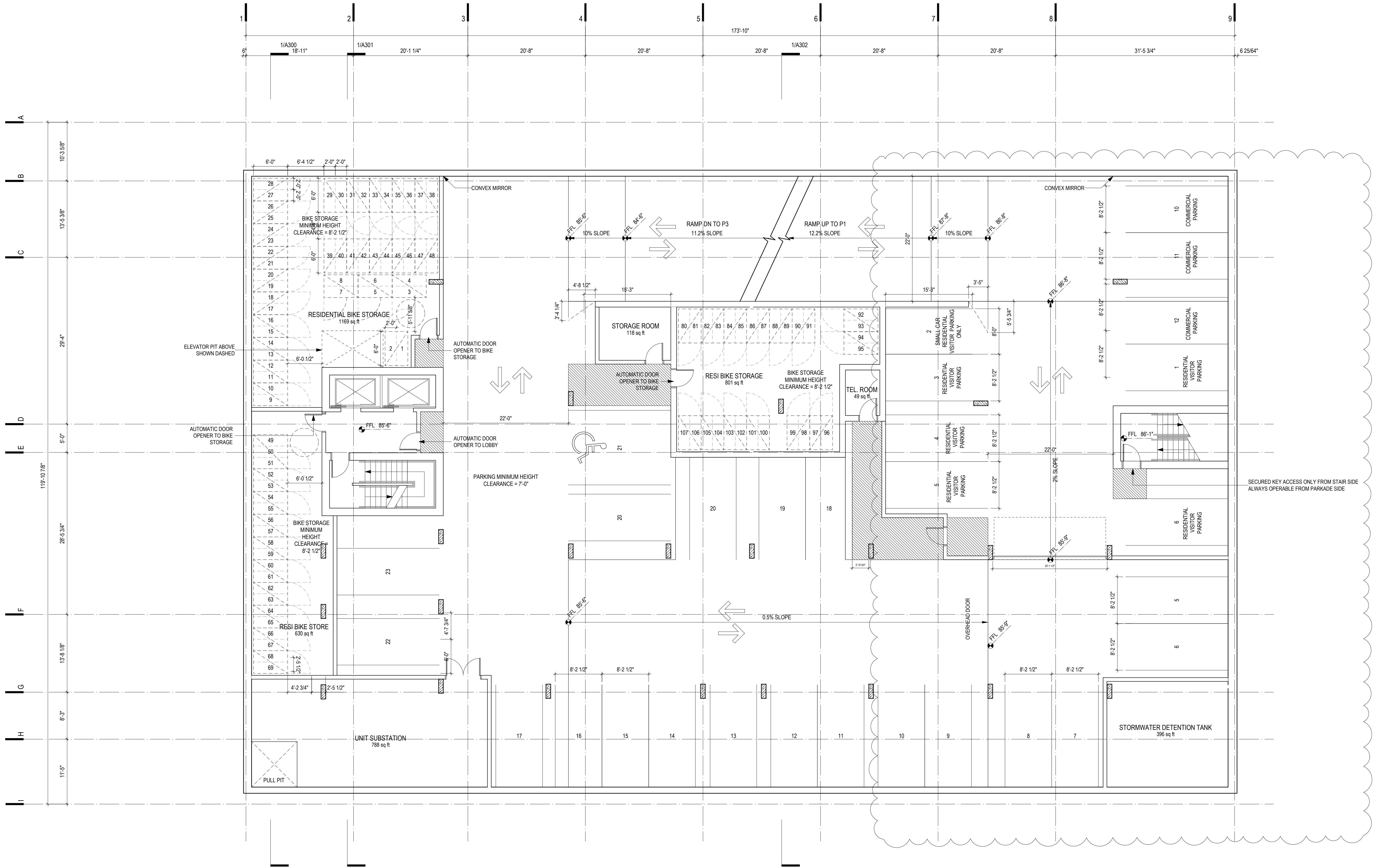


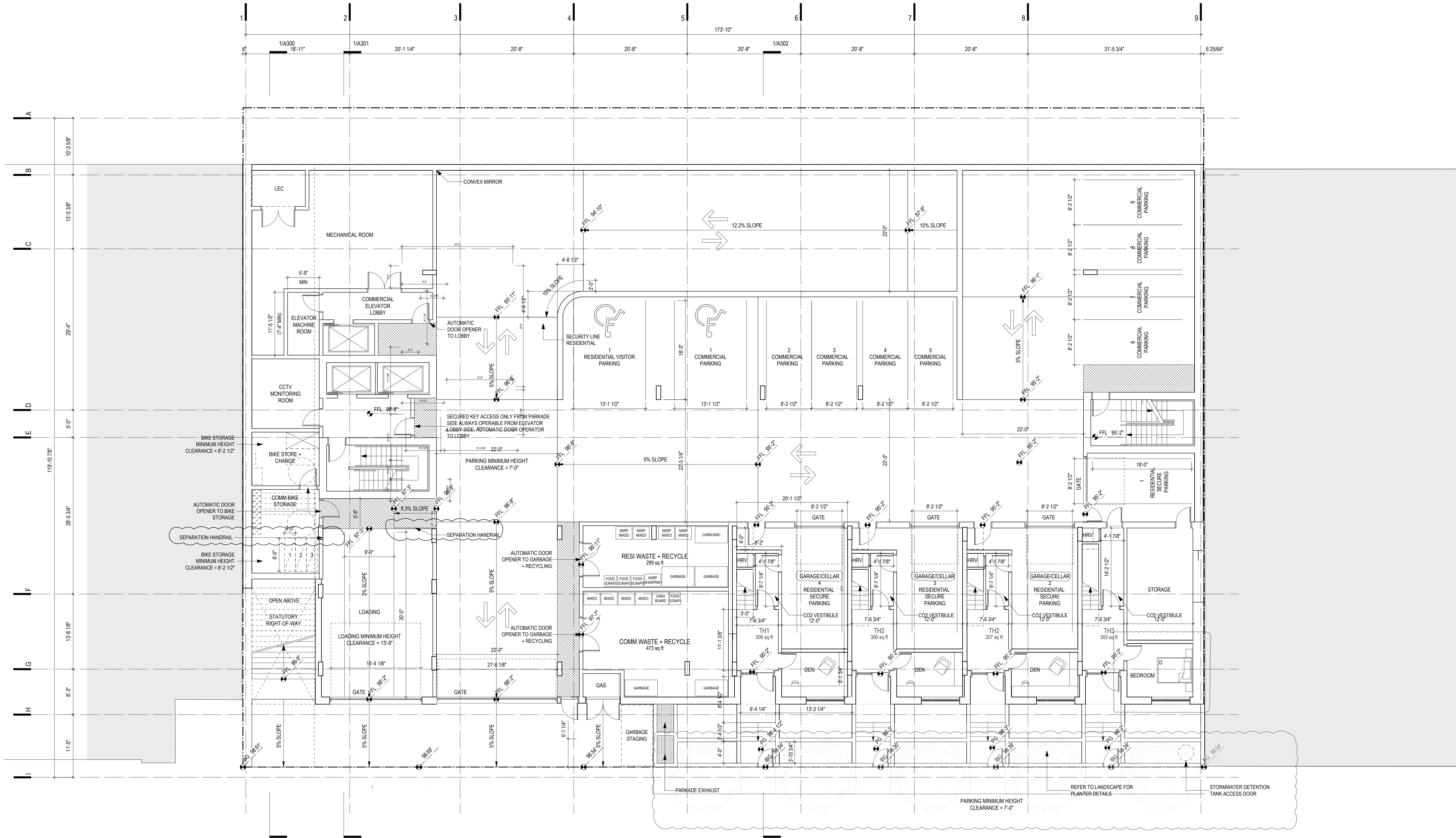
1 Site Plan
3/32" = 1'-0"

plotted: Feb 3, 2022 10:27:32 AM



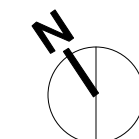






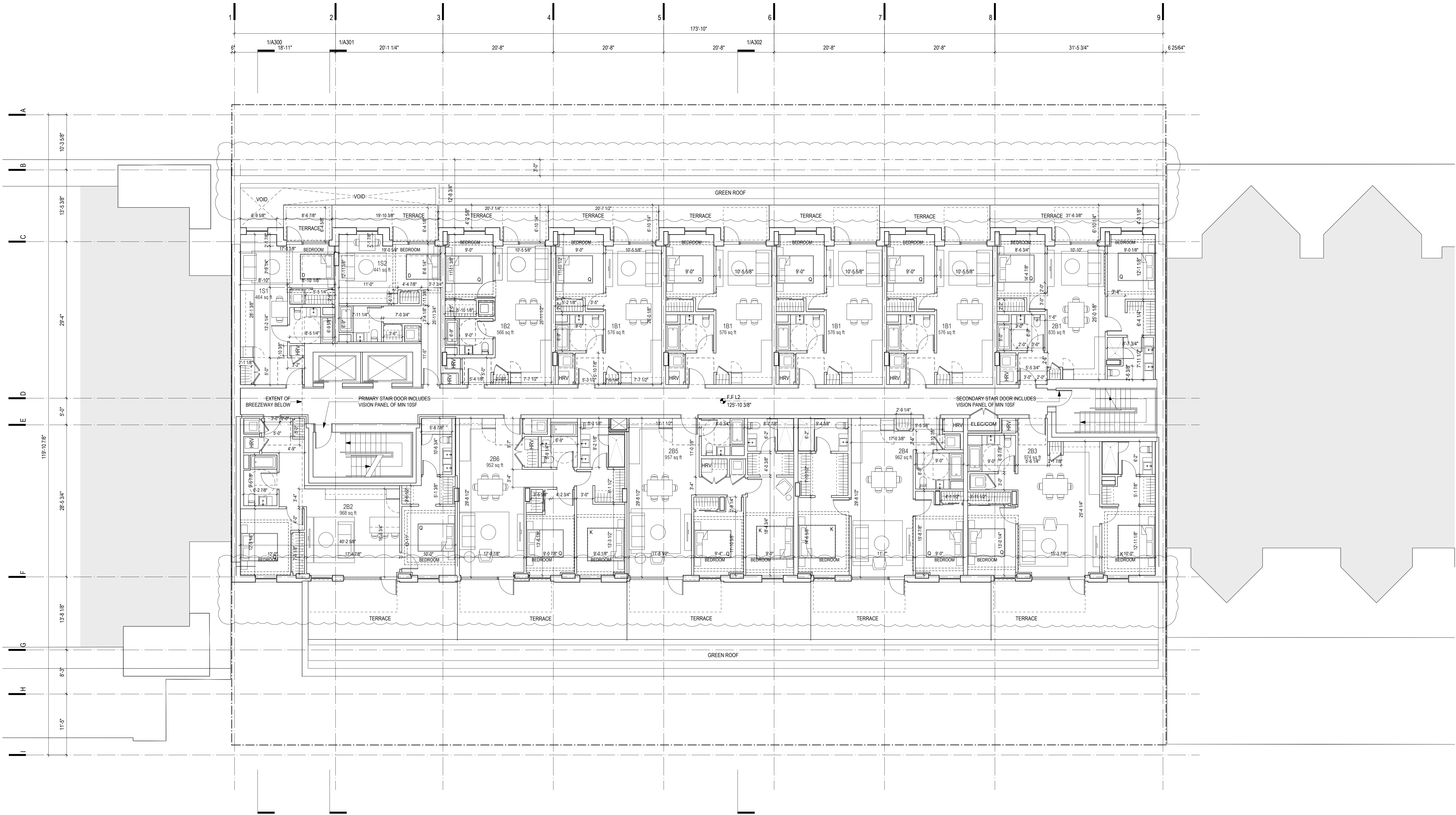
1 P1 Floor Plan
1/8" = 1'-0"

plotted: Feb 3, 2022 10:27:36 AM



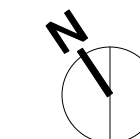


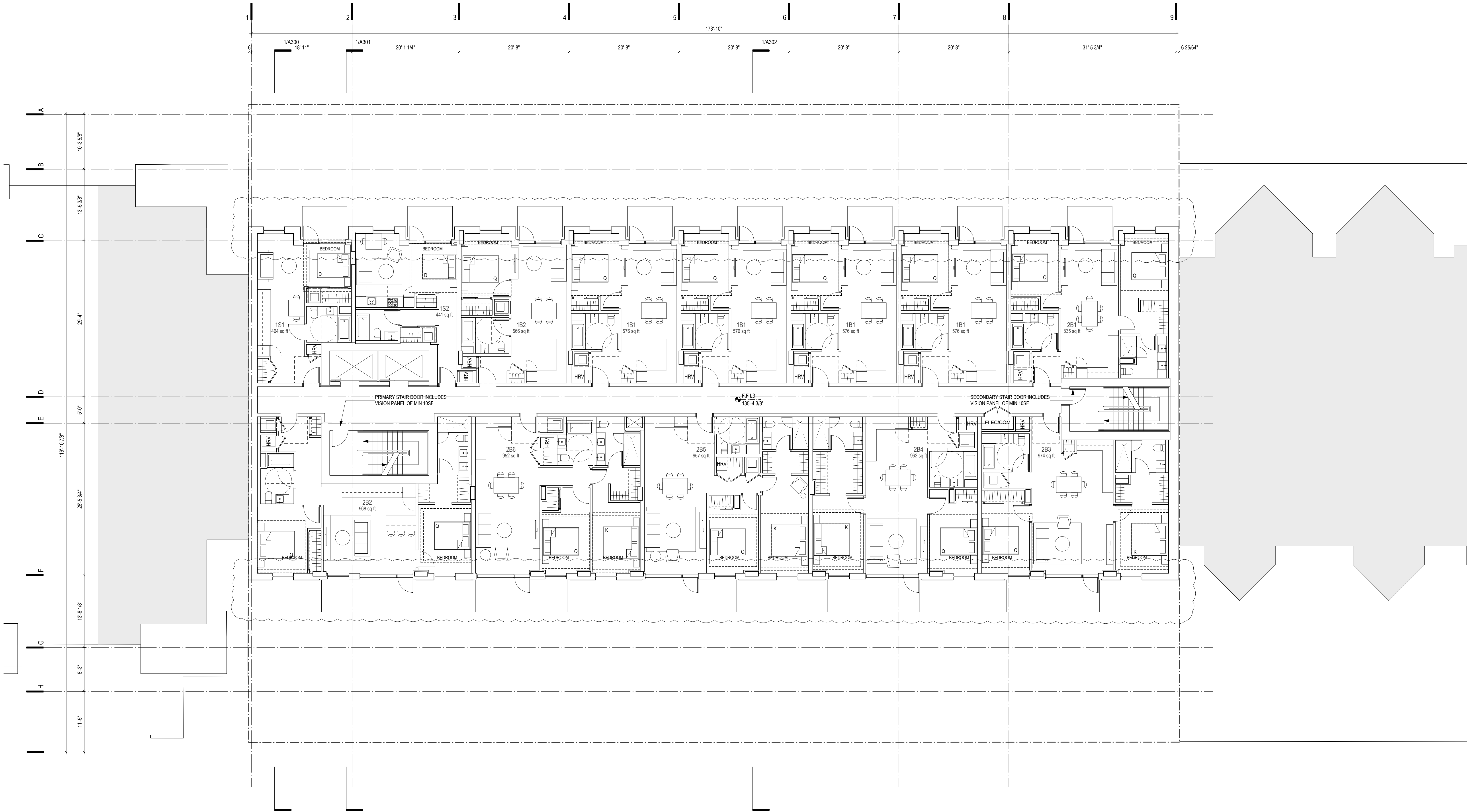




1 L2 Floor Plan
1/8" = 1'-0"

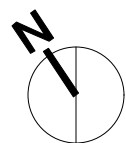
plotted: Feb 3, 2022 10:27:41 AM





1 L3 Floor Plan
1/8" = 1'-0"

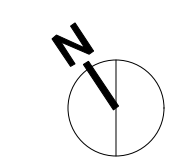
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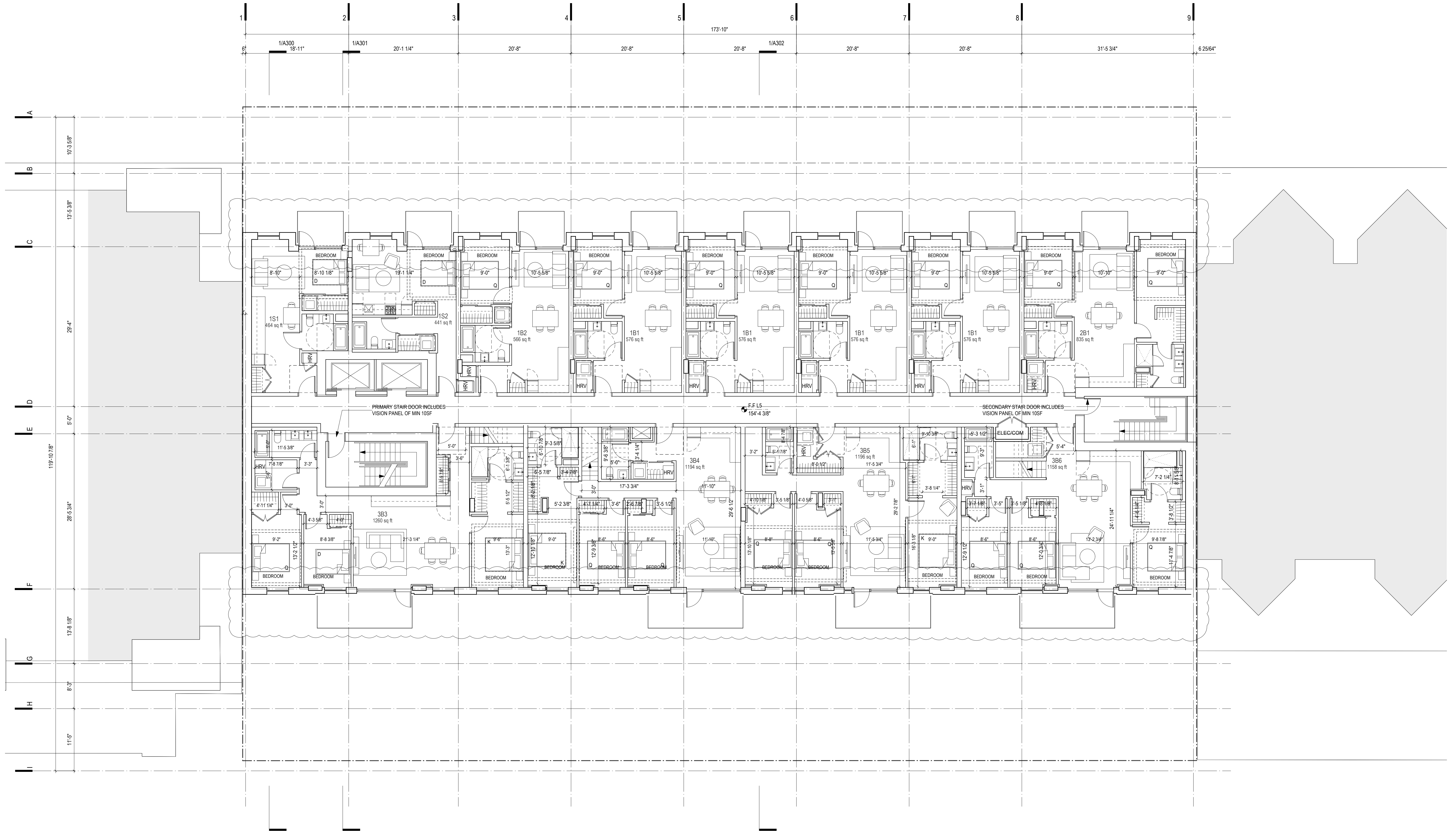




1 L4 Floor Plan
1/8" = 1'-0"

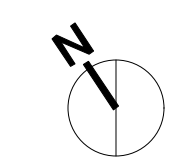
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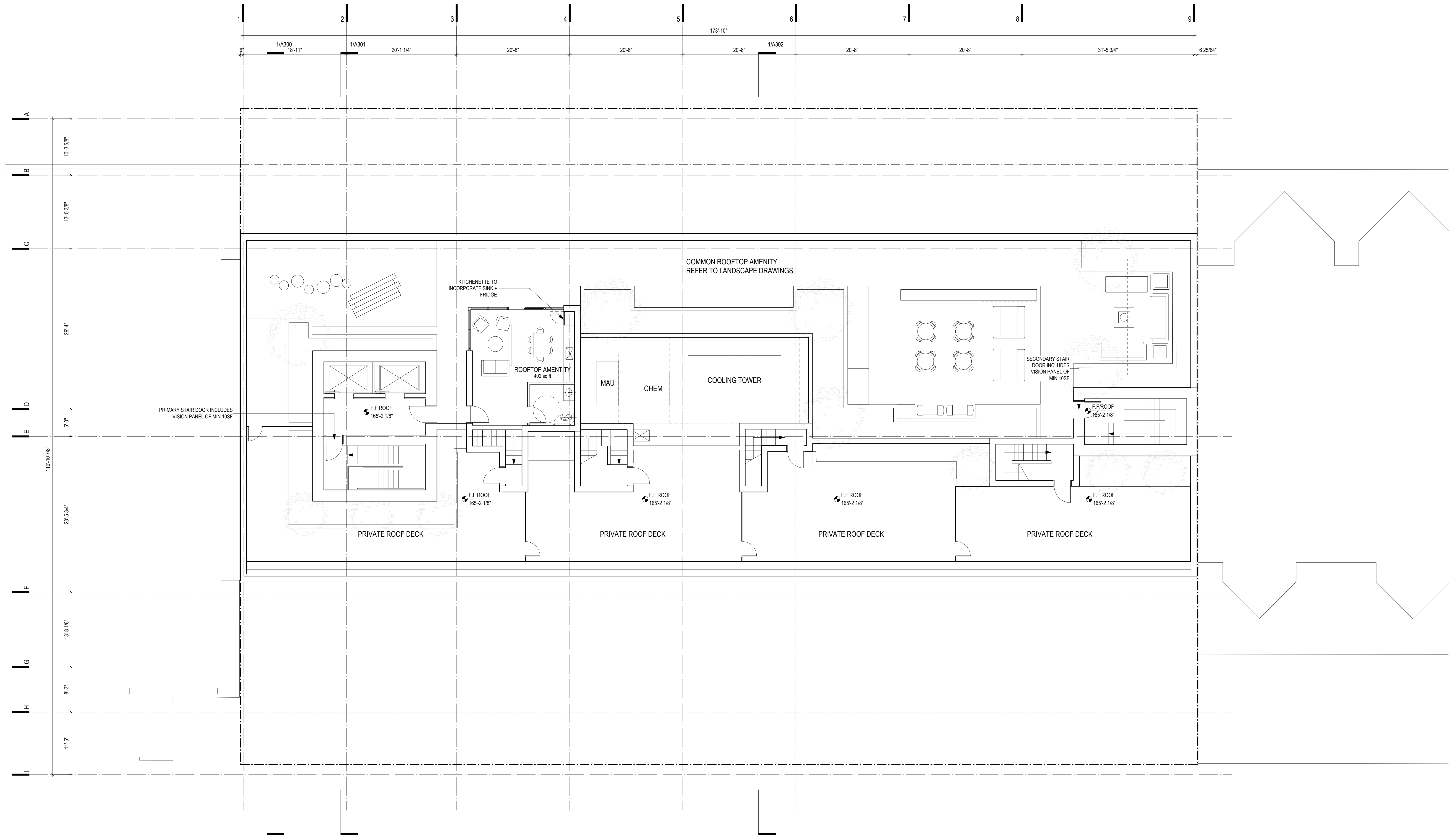




1 L5 Floor Plan
1/8" = 1'-0"

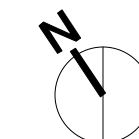
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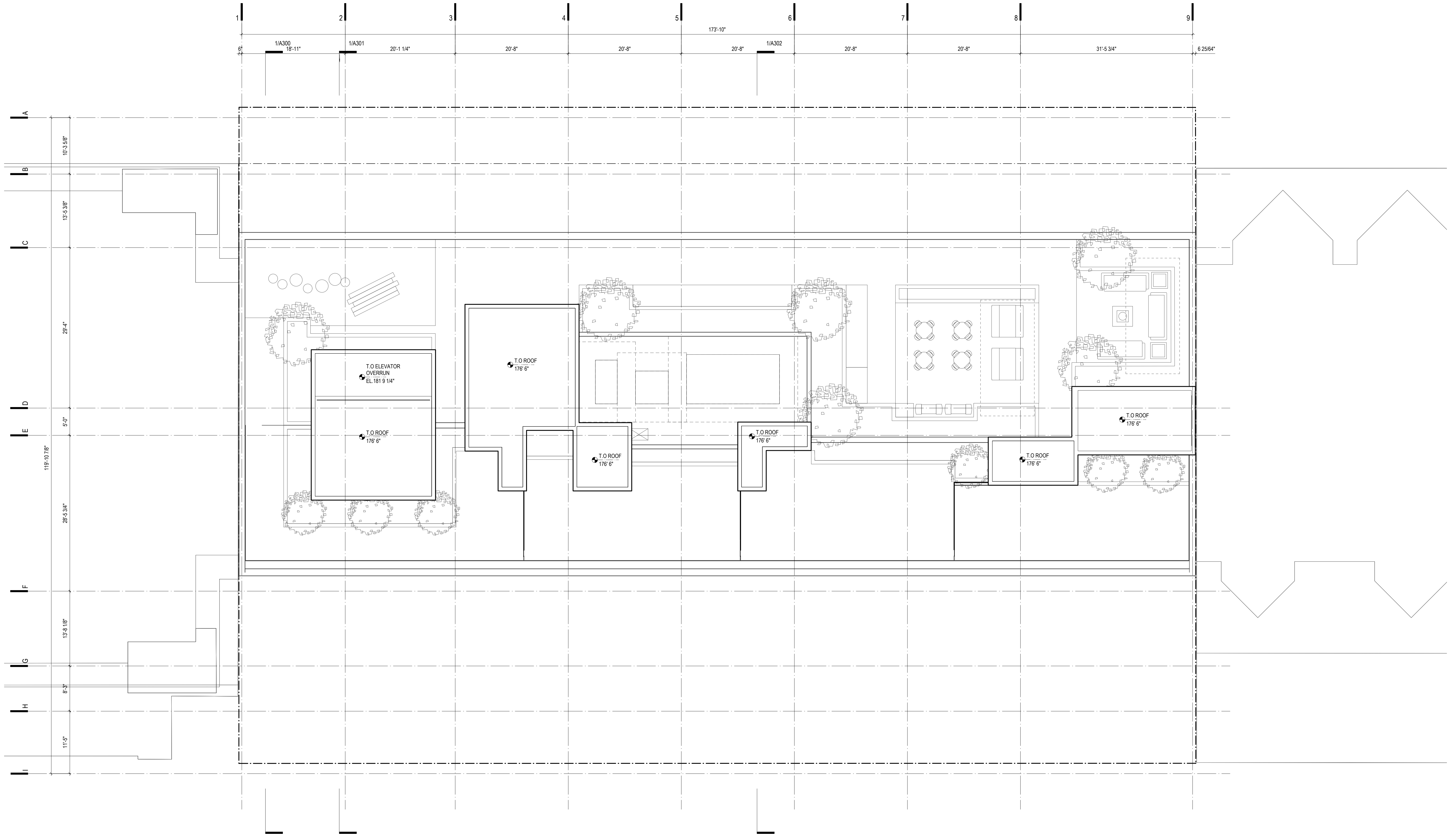




1 Roof Deck Plan
1/8" = 1'-0"

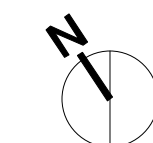
plotted: Feb 3, 2022 10:27:50 AM





2 Roof Plan
1/8" = 1'-0"

plotted: Feb 3, 2022 10:27:50 AM



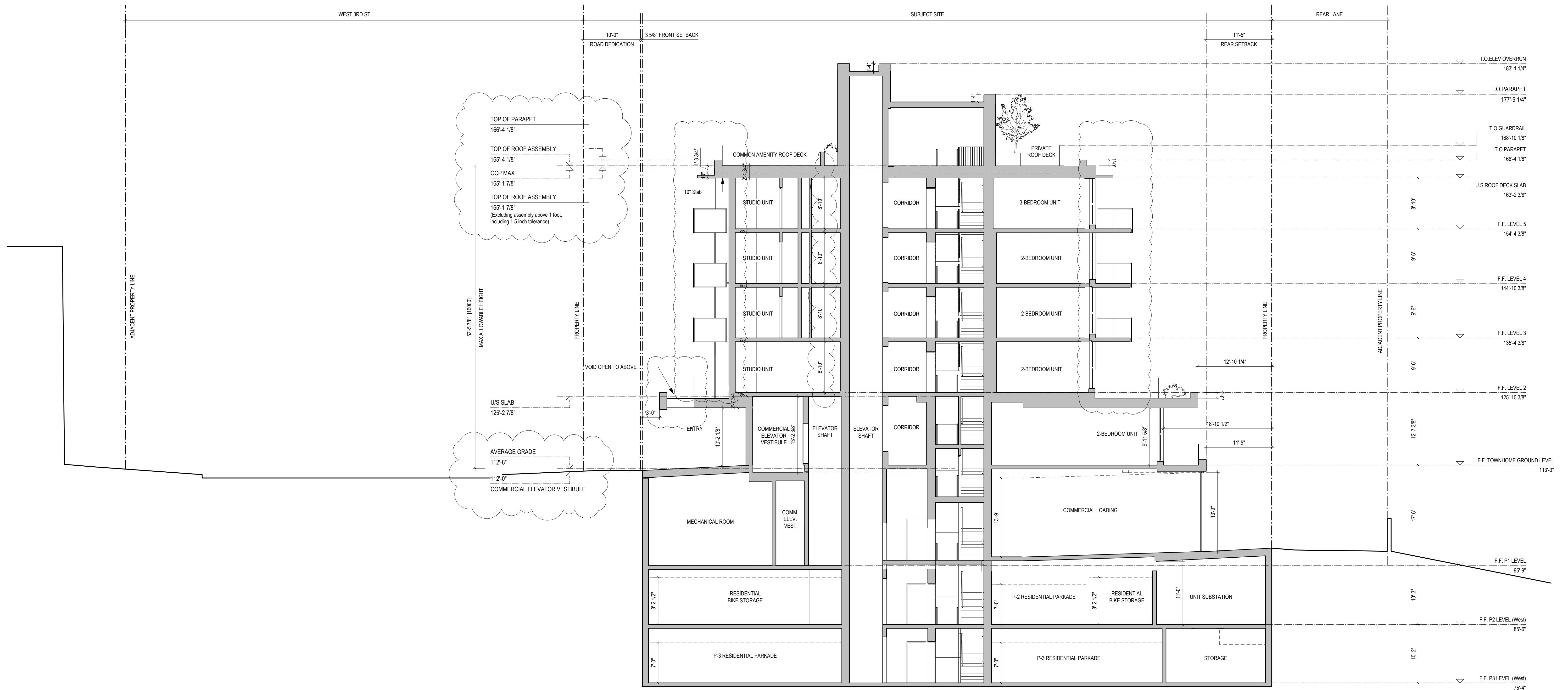


1 North Elevation
1/8" = 1'-0"

FINISH LEGEND	
GL-1	GLASS, CLEAR COLOUR
GL-2	GLASS, GREY COLOUR
MET-1	METAL, DARK GREY COLOUR
MET-2	METAL, LIGHT GREY COLOUR
BRICK	BRICK, LIGHT GREY COLOUR
CONC	CONCRETE
LVR	METAL LOUVRE, DARK GREY COLOUR

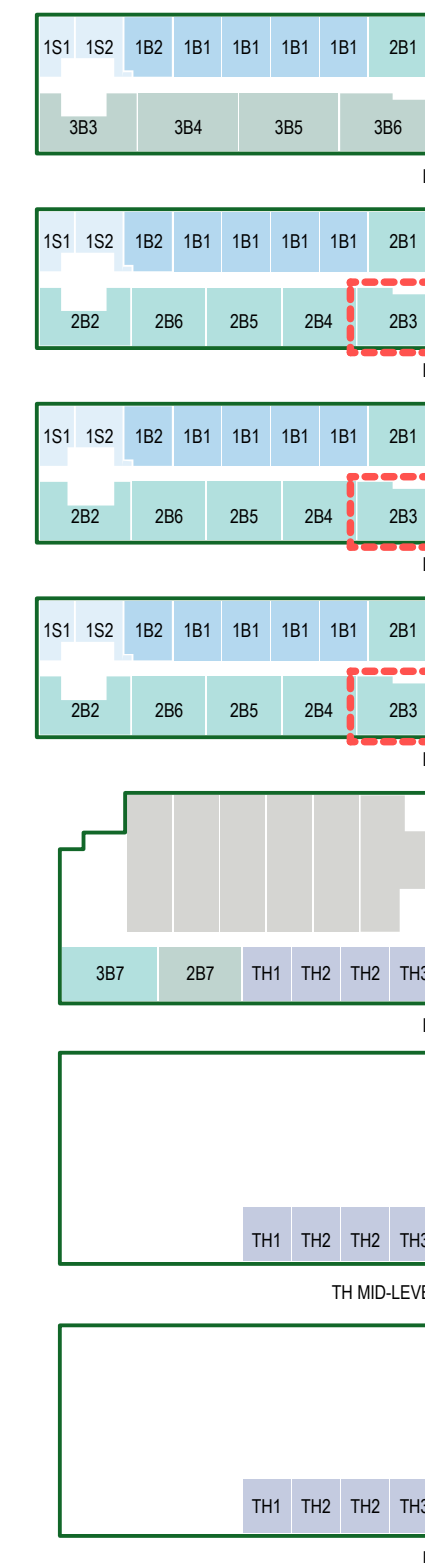
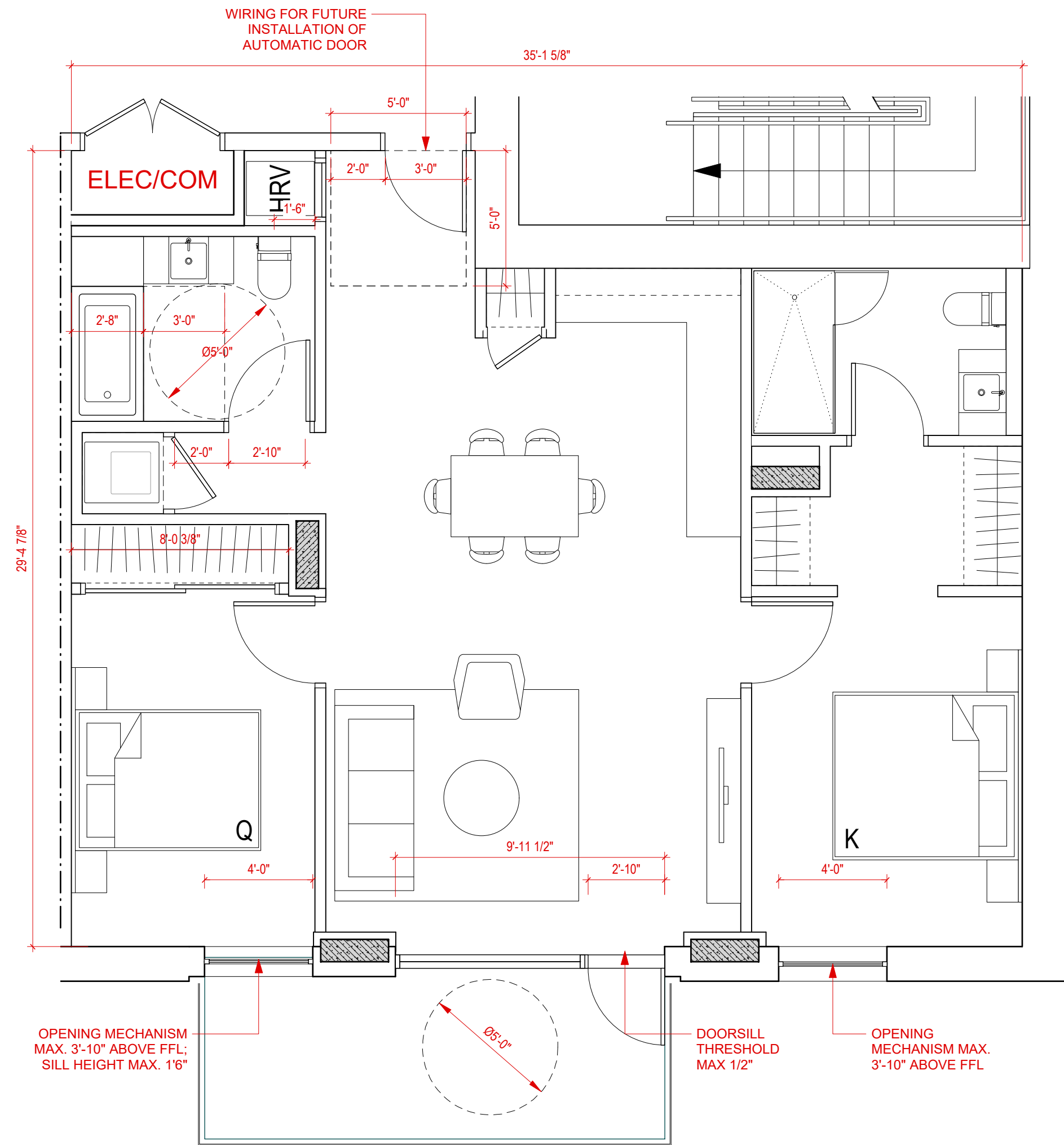
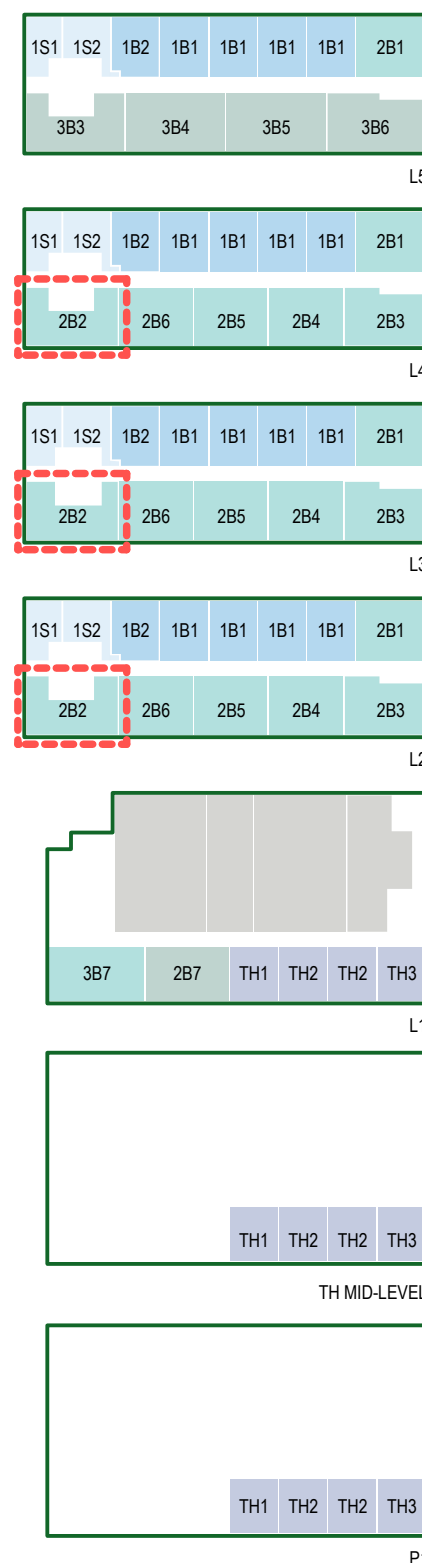
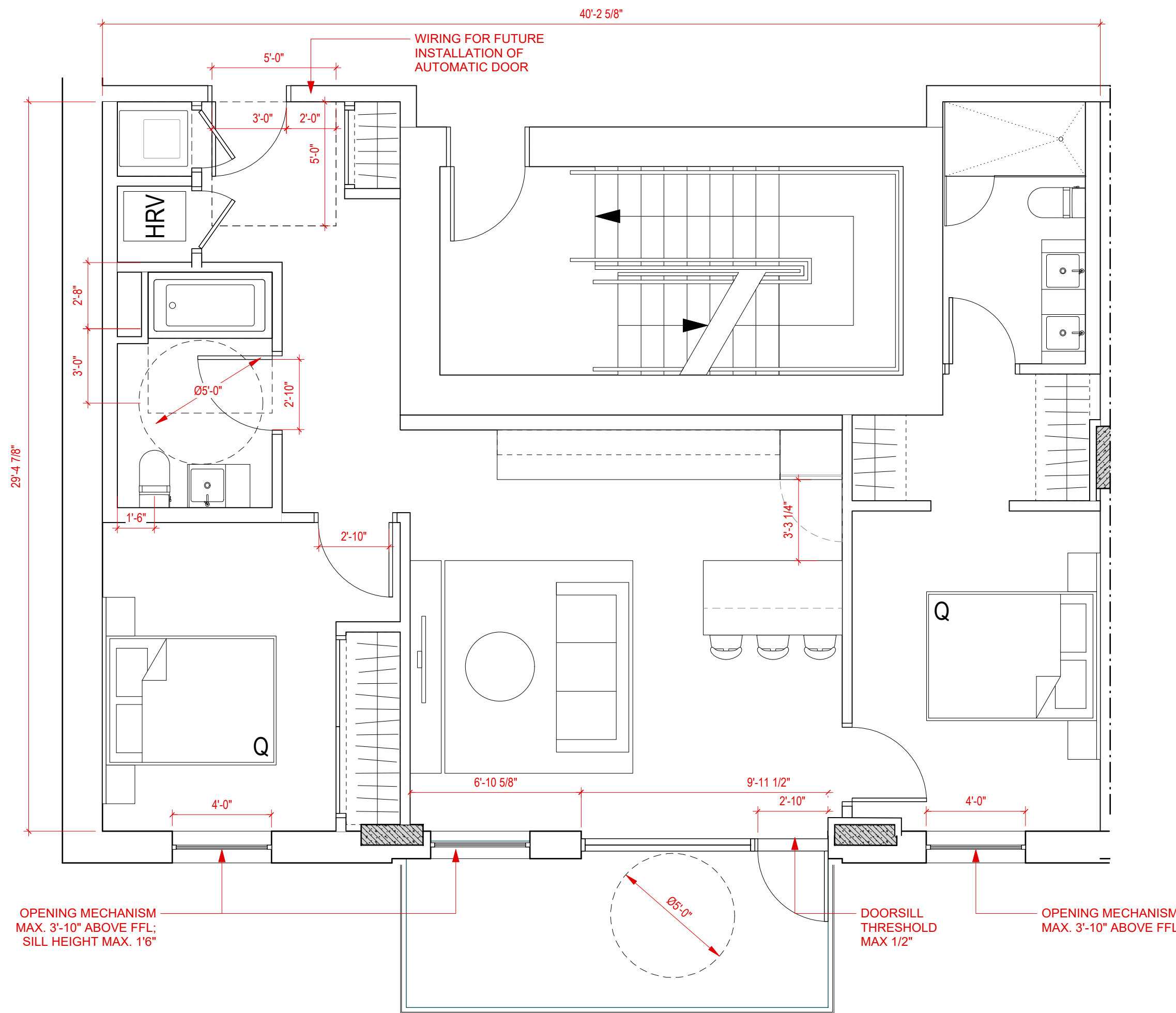
plotted:





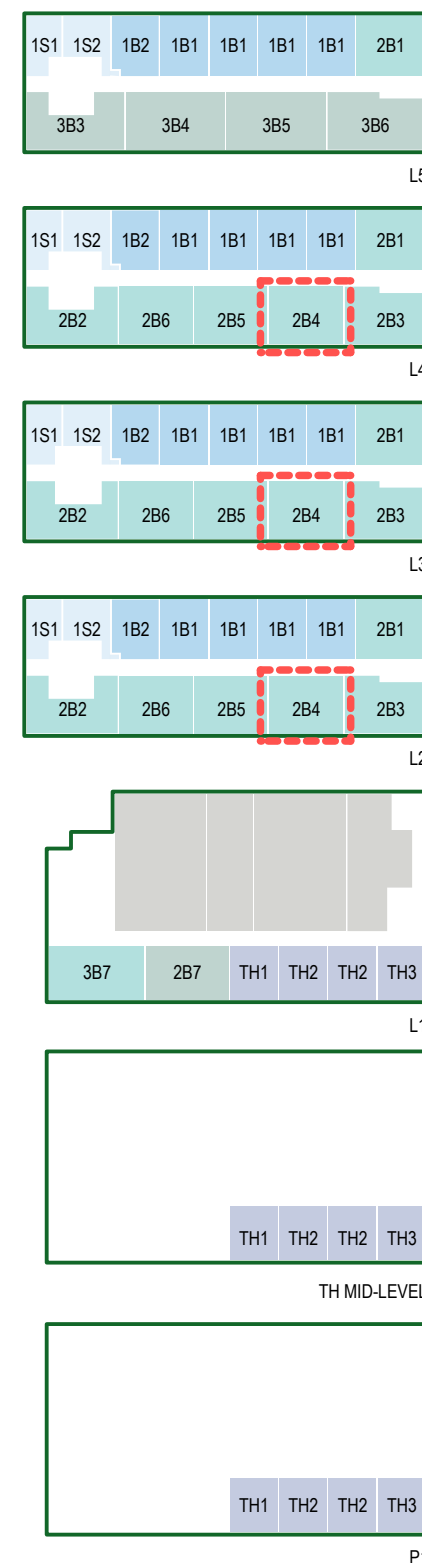
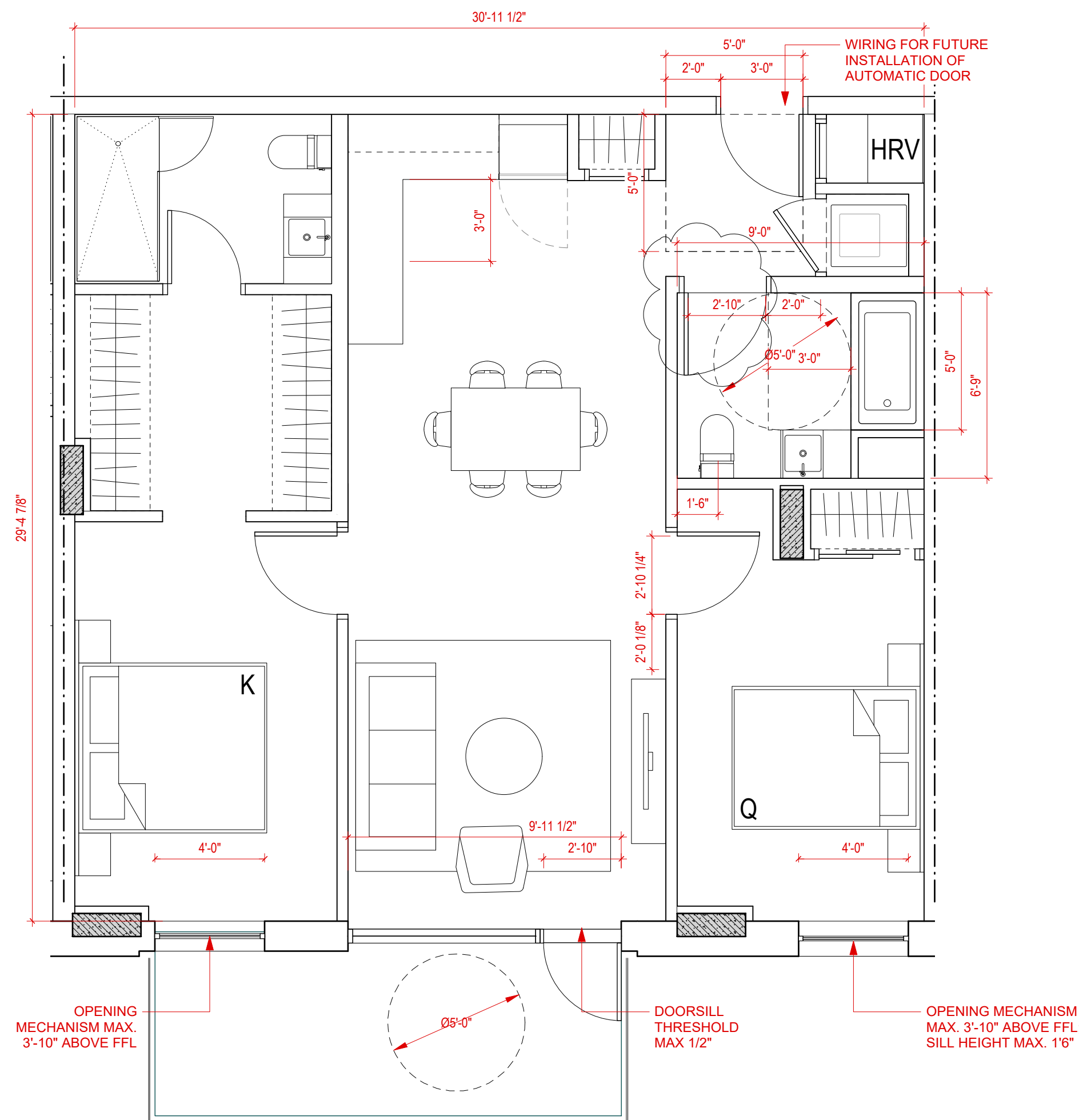
1 Site Section - Loading
1/8" = 1'-0"

plotted: Feb 3, 2022 10:28:06 AM



1 2B2 - 884 sf
1/4" = 1'-0"

2 2B3 - 901 sf
1/4" = 1'-0"



CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)

SUITE ENTRY / CIRCULATION:

- PROVIDE 1520mm (5') TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OF EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 mm (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860mm (2'-10") CLEAR OPENING

ADAPTABLE BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGTH)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESSIBLE STORAGE
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS
- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB, WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

ADAPTABLE KITCHEN LAYOUT:

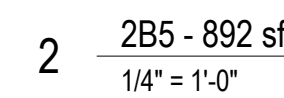
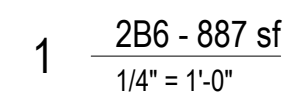
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
- MIN. 1520mm (5') TURNING RADIUS.

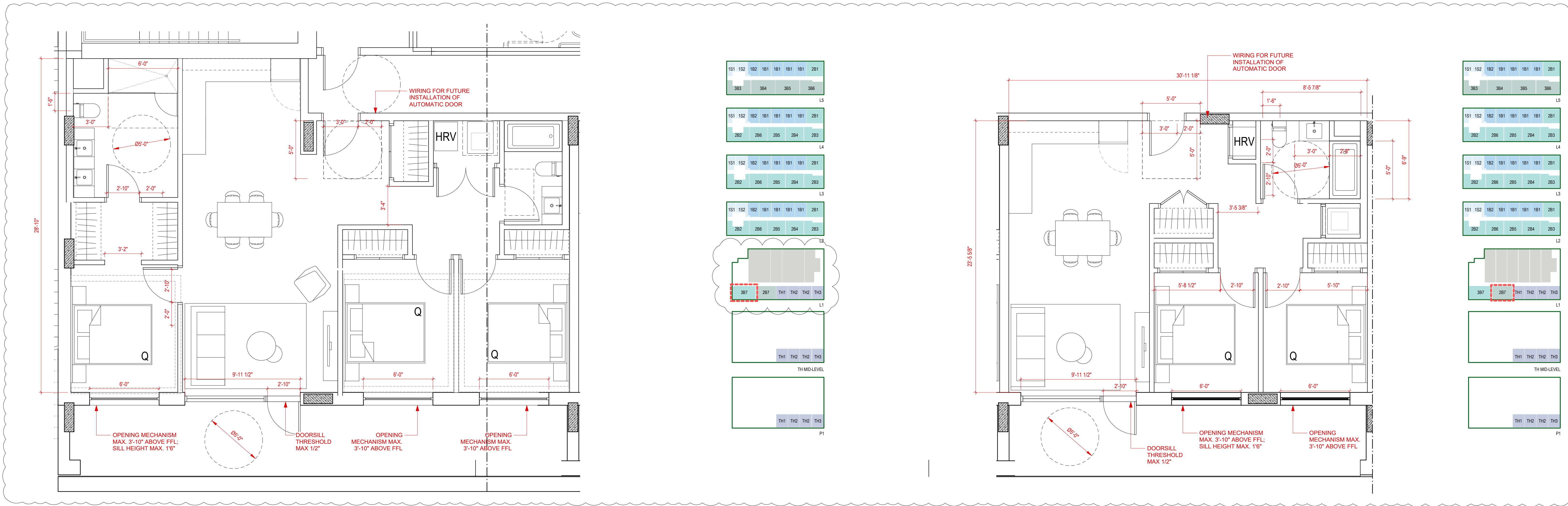
WINDOWS:

- OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
- PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR



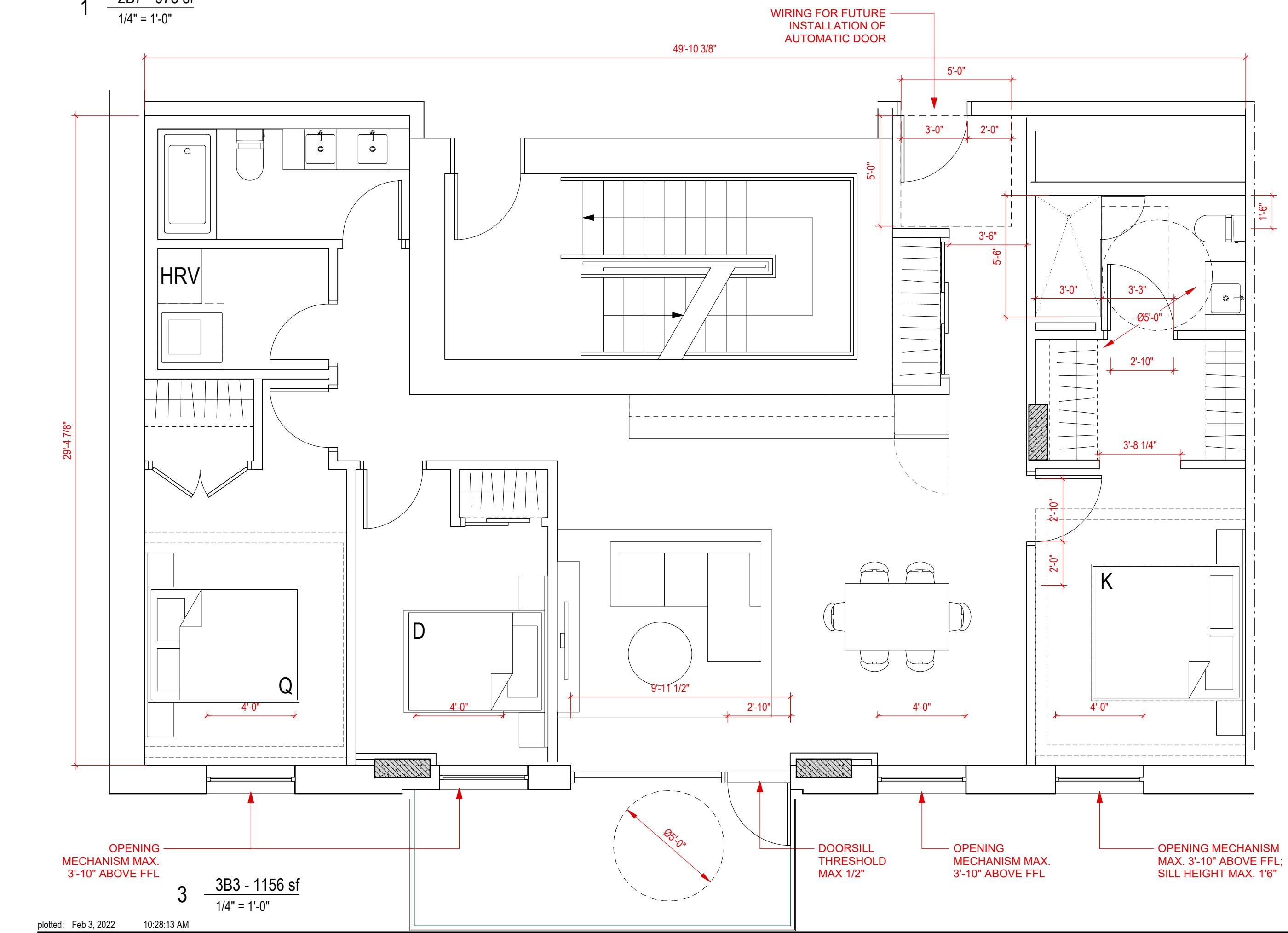
OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR

PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR

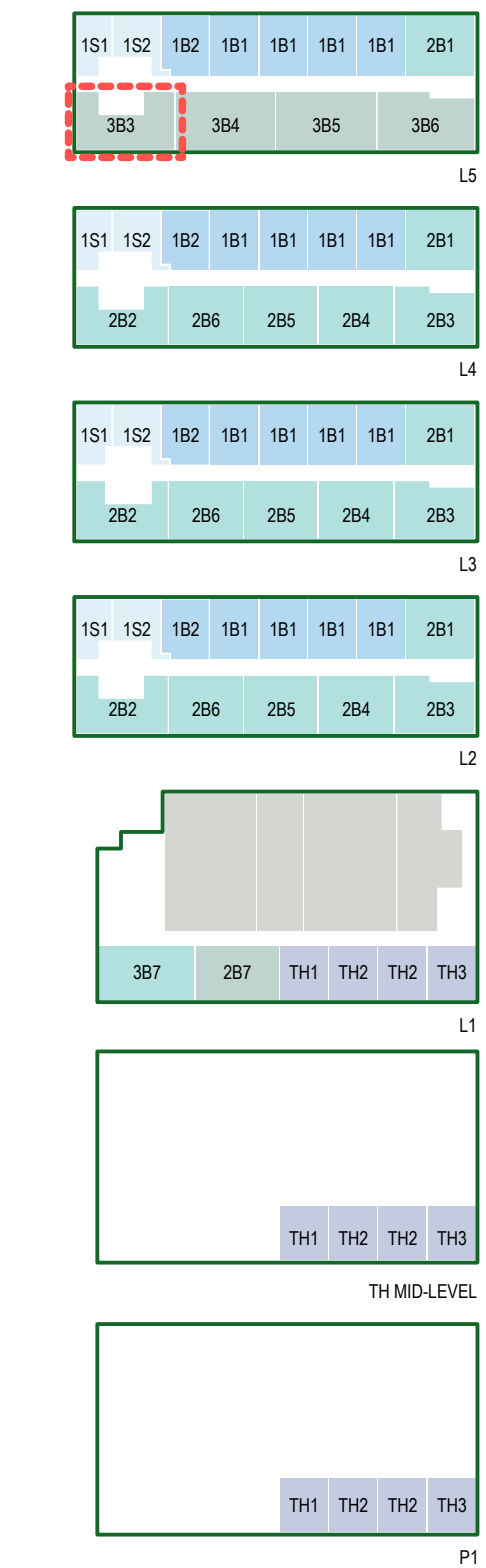


1 2B7 - 978 sf
1/4" = 1'-0"

2 3B2 - 945 sf
1/4" = 1'-0"



3 3B3 - 1156 sf
1/4" = 1'-0"



CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)

SUITE ENTRY / CIRCULATION:
 PROVIDE 1520mm (5') TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OF EACH DWELLING UNIT
 PROVIDE WIRING FOR AN AUTOMATIC DOOR
 PROVIDE 610 mm (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
 MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860mm (2'-10") CLEAR OPENING

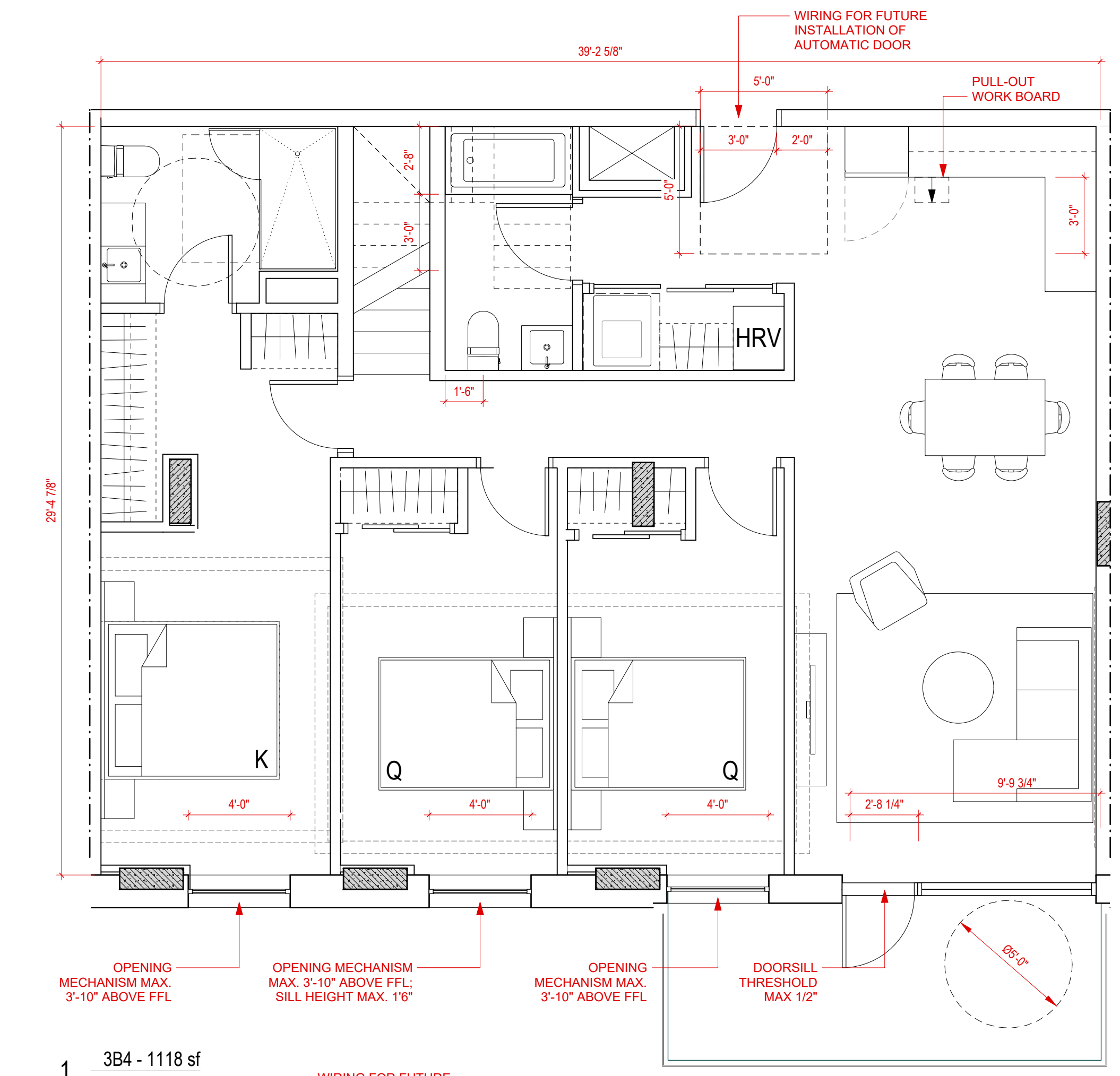
ADAPTABLE BATHROOM LAYOUT:
 TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGTH)
 PROVIDE TURNING RADIUS WITHIN BATHROOM
 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
 ACCESSIBLE STORAGE
 BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
 SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS
 TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB, WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
 ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

ADAPTABLE KITCHEN LAYOUT:
 CONTINUOUS COUNTER BETWEEN STOVE AND SINK
 PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

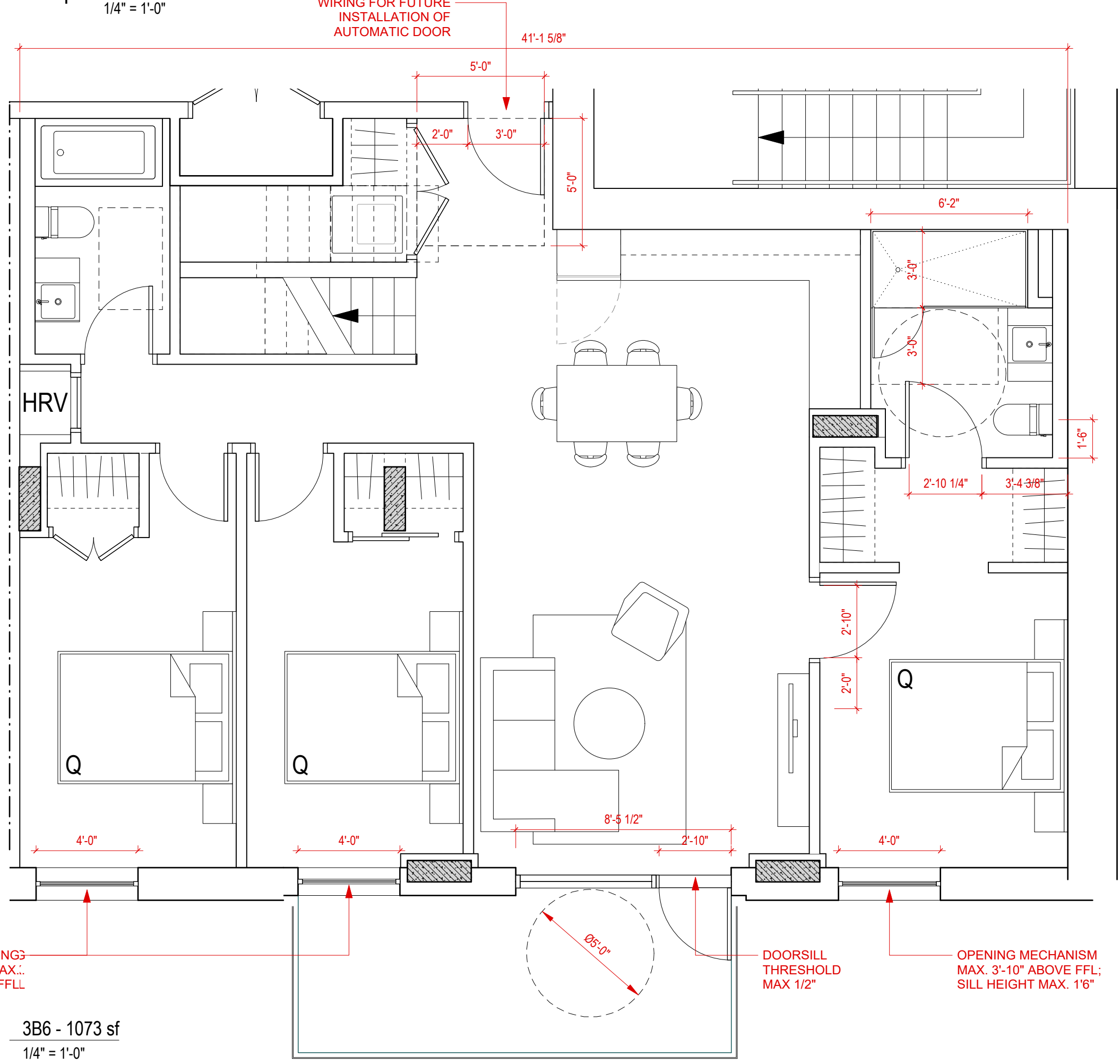
PATIO/BALCONY REQUIREMENTS:
 MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
 MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
 MIN. 1520mm (5') TURNING RADIUS.

WINDOWS:
 OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
 PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR

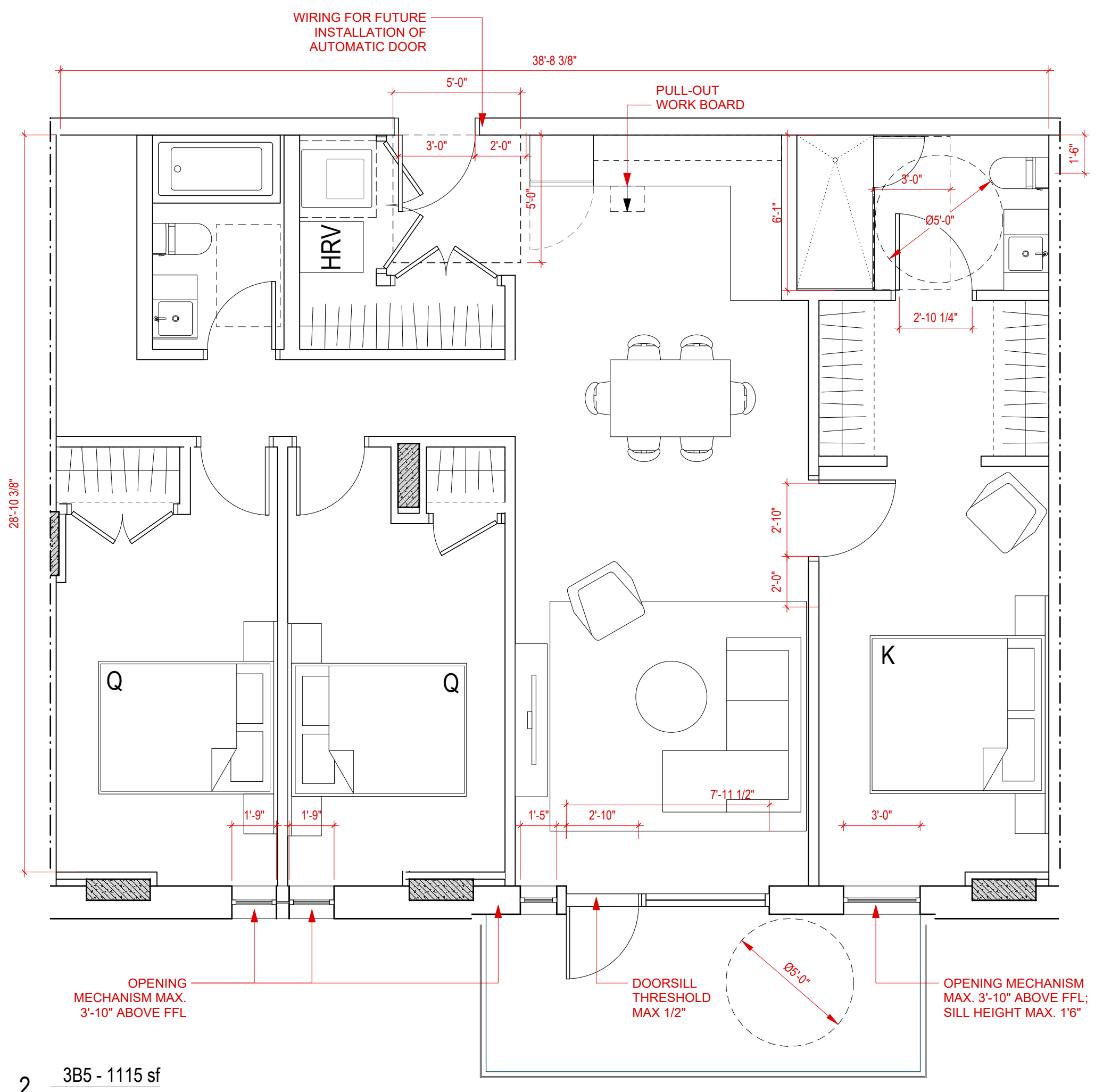
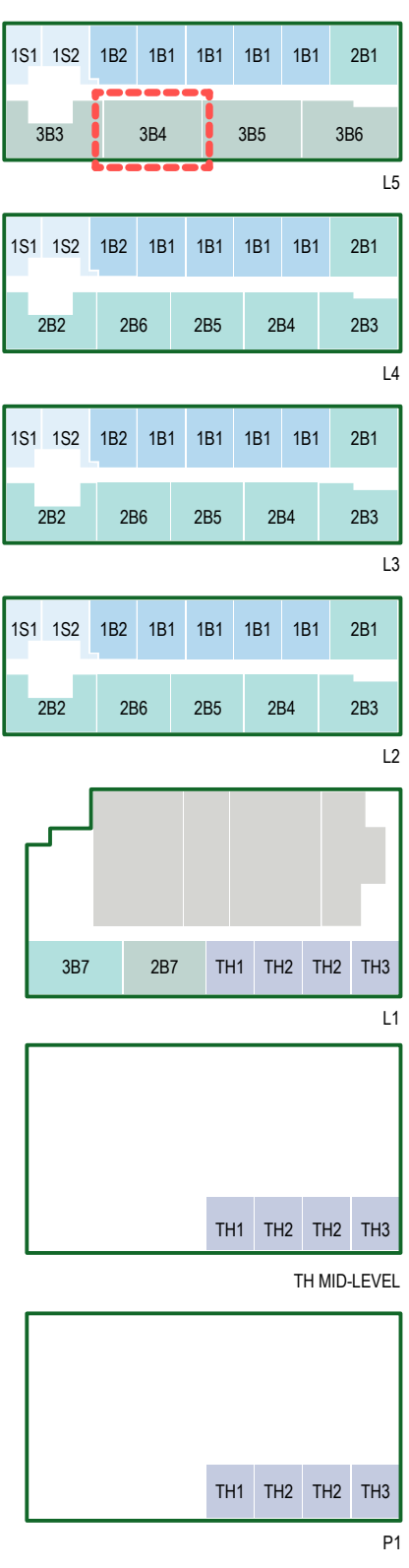
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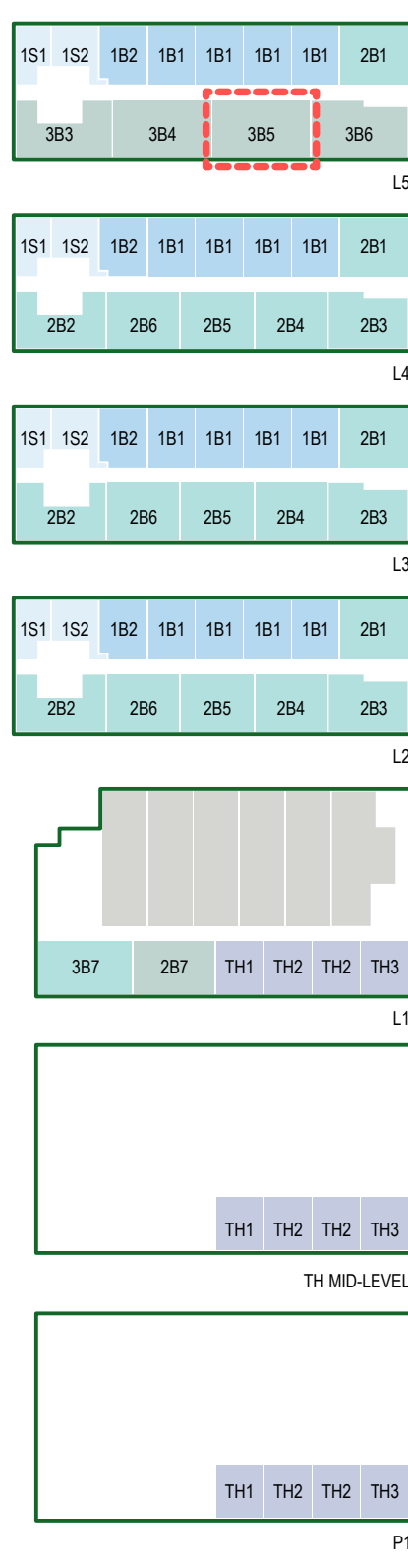
1 3B4 - 1118 sf
1/4" = 1'-0"



3 3B6 - 1073 sf
1/4" = 1'-0"



2 3B5 - 1115 sf
1/4" = 1'-0"



CITY OF NORTH VANCOUVER - ADAPTABLE DESIGN GUIDELINES (LEVEL TWO)

SUITE ENTRY / CIRCULATION:

- PROVIDE 1520mm (5') TURNING RADIUS INSIDE AND OUTSIDE THE ENTRY CORRIDOR OF EACH DWELLING UNIT
- PROVIDE WIRING FOR AN AUTOMATIC DOOR
- PROVIDE 610 mm (2') CLEAR WALL SPACE ADJACENT TO DOOR LATCHES WHERE DOOR SWINGS TOWARD USER
- MINIMUM ONE BATHROOM, MIN ONE BEDROOM AND STORAGE ROOM DOOR TO BE 860mm (2'-10") CLEAR OPENING

ADAPTABLE BATHROOM LAYOUT:

- TOILET LOCATED ADJACENT TO THE WALL (MIN 915mm (3') LENGTH)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESSIBLE STORAGE
- BACKING FOR TOWEL BAR AND FUTURE GRAB BARS
- SOLID BLOCKING PROVIDED IN WALLS OF TUB/SHOWER, TOILET AREAS AND BEHIND TOWEL BARS
- TUB CONTROL VALVE TO BE PLACED AT OUTER EDGE OF TUB, WITH TUB SPOUT AND SHOWER DIVERTED REMAINING IN CENTRAL POSITION
- ADJUSTABLE HEIGHT SHOWER HEAD OF HAND-HELD SHOWER HEAD ON ADJUSTABLE BRACKET

ADAPTABLE KITCHEN LAYOUT:

- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
- MIN. 1520mm (5') TURNING RADIUS.

WINDOWS:

- OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
- PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR

