



Artistic Impression - Dusk View Southeast From Street

149 West 3rd Street

North Vancouver, BC

ISSUED FOR REZONING DEVELOPMENT APPLICATION
APRIL 3, 2020

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, 1S2, 1B1, 2B1	
A501	ADAPTABLE UNIT PLAN - 2B2, 2B3, 2B4	
A502	ADAPTABLE UNIT PLAN - 2B5, 2B6	
A503	ADAPTABLE UNIT PLAN - 3B1, 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 B 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	3.140m (Special Setback 15.24m from centreline of West 3rd Street)	3.140m (Special Setback 15.24m from centreline of West 3rd Street)
Rear	6.096m	3.91m
Side	N/A	N/A
Height	OCP: 16m; CS-3: 10.668m	15.94m measured to underside of slab excluding rooftop access
SITE COVERAGE CALCULATIONS		
Building Footprint Area		14,722 sf1,368 sm
Lot Coverage Percentage*	70%	70%

NOTES:
2. Canopies excluded from lot coverage calculation

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							RETAIL		
Level	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor	Parking / Bike Stg / Mech / Elec	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA	Level	Total Retail Area Including Common Areas (Gross Area)	Total Exclusions by Floor (Ext Wall Thickness >165mm)
P-3	19144 sf	19144 sf	19144 sf		0 sf					P-3		
P-2	19144 sf	19144 sf	19144 sf		0 sf					P-2		
P-1	16858 sf	15542 sf	15189 sf	89 sf	264 sf					P-1		
TH MID-LEVEL	2852 sf	80 sf	0 sf	80 sf						TH MID-LEVEL		
LEVEL 1	7923 sf	2316 sf	0 sf	179 sf	600 sf	157 sf	40 sf	90 sf	1250 sf	LEVEL 1	7333 sf	27 sf
LEVEL 2	11121 sf	946 sf	0 sf	334 sf		157 sf	260 sf	195 sf	0 sf	LEVEL 2		
LEVEL 3	12025 sf	1851 sf	0 sf	334 sf		157 sf	260 sf	195 sf	904 sf	LEVEL 3		
LEVEL 4	12025 sf	1851 sf	0 sf	334 sf		157 sf	260 sf	195 sf	904 sf	LEVEL 4		
LEVEL 5	11924 sf	1714 sf	0 sf	334 sf		157 sf	240 sf	180 sf	803 sf	LEVEL 5		
ROOF	1349 sf	373 sf		216 sf		157 sf				ROOF		
Total Area (by use)	114366 sf	62960 sf	53477 sf	1822 sf	864 sf	941 sf	1060 sf	855 sf	3862 sf	Total Area (by use)	7333 sf	27 sf
Total Residential Area Minus Exclusions:		51406 sf	Total Retail Area Minus Exclusions (Net FSR)								7306 sf	
Gross Site Area	20973 sf		Net Site Area								19170 sf	
(for FSR Calculation)			(after dedication)									
Retail FSR	0.35											
Residential FSR	2.45											
Total FSR	2.80											
Efficiency	80%											
Total Storeys	5											

NOTES:
1. Net FSR = Gross Area - Exclusions
2. Efficiency = (Leasable Area + Saleable Area) / Buildable Area
3. P-1, P-2, P-3 have been excluded from efficiency calculations
5. Buildable Area = All above-grade conditioned space to outside face of cladding; excludes P1, P2 + P3
6. 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)
7. Roof decks excluded from calculations

PARKING

VEHICLE PARKING	REQUIRED	PROVIDED	VARIANCE	NOTES
Commercial				
Standard	13	9		
Small	0	0		906 (3)(a)(ii) - Maximum 35% required Parking Spaces
Disabled	1	1		908 (11)(b) - 1 space per 25 required Parking Spaces, inclusive of total required
Total	14	10	-4	908 (8) Fig. 9-3 - 1 space per 50 sm (538.2 sf) GFA
Residential Visitor				
Standard	5	6		
Small	0	0		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	7	1	908 (7) - 0.1 spaces per Dwelling Unit, inclusive of total required
Residential Secure				
Standard	49	63		
Small	0	6		
Disabled	5	5		908 (9) Fig 9-4 - 6 spaces per 51-100 total required Parking Spaces, visitor parking included
Total	54	74	20	908 (8) Fig. 9-3 - 1.05 spaces per Dwelling Unit, visitor parking included
Residential Total				
Standard	54	69		
Small	0	6		
Disabled	6	6		908 (9) Fig 9-4 - 6 spaces per 51-100 total required Parking Spaces, visitor parking included
Total	60	81	21	908 (8) Fig. 9-3 - 1.05 spaces per Dwelling Unit, visitor parking included
Project Total				
Standard	67	78		
Small	0	6		
Disabled	7	7		
Total	74	91	17	

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	86	91	10A-02 - 1.5 spaces per unit
Total	92	97	5
TOTAL	101	106	

LOADING	REQUIRED	PROVIDED	NOTES
Loading	2	1	-1 1001 (2) - 1 space per 1393.5 sm (15,000 sf) GFA

NOTES:
1. Electric vehicle charging to be provided per City of North Vancouver requirements

SUITE MIX

	TOWNHOME	TOWNHOME	TOWNHOME	STUDIO		1 BED	2 BED						3 BED							
Type	TH1	TH2	TH3	1S1	1S2	1B1	2B1	2B2	2B3	2B4	2B5	2B6	3B1	3B2	3B3	3B4	3B5	3B6	Total #	Total # Adaptable Units
Size	1479 sf	1476 sf	1787 sf	439 sf	456 sf	576 sf	835 sf	916 sf	896 sf	894 sf	890 sf	884 sf	1093 sf	945 sf	1188 sf	1115 sf	1112 sf	1069 sf		
Unit Counts	1 no.	2 no.	1 no.	4 no.	4 no.	20 no.	4 no.	3 no.	3 no.	3 no.	3 no.	3 no.	1 no.	1 no.	1 no.	1 no.	1 no.	1 no.	57 no.	53 no.
Level 1	1	2	1	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	6	2
Level 2	0	0	0	1	1	5	1	1	1	1	1	1	0	0	0	0	0	0	13	13
Level 3	0	0	0	1	1	5	1	1	1	1	1	1	0	0	0	0	0	0	13	13
Level 4	0	0	0	1	1	5	1	1	1	1	1	1	0	0	0	0	0	0	13	13
Level 5	0	0	0	1	1	5	1	0	0	0	0	0	0	0	1	1	1	1	12	12
Distribution			7%		14%	35%						33%						11%	100%	93%

NOTES:
1. All units except Townhomes are Level 2 Adaptable Units



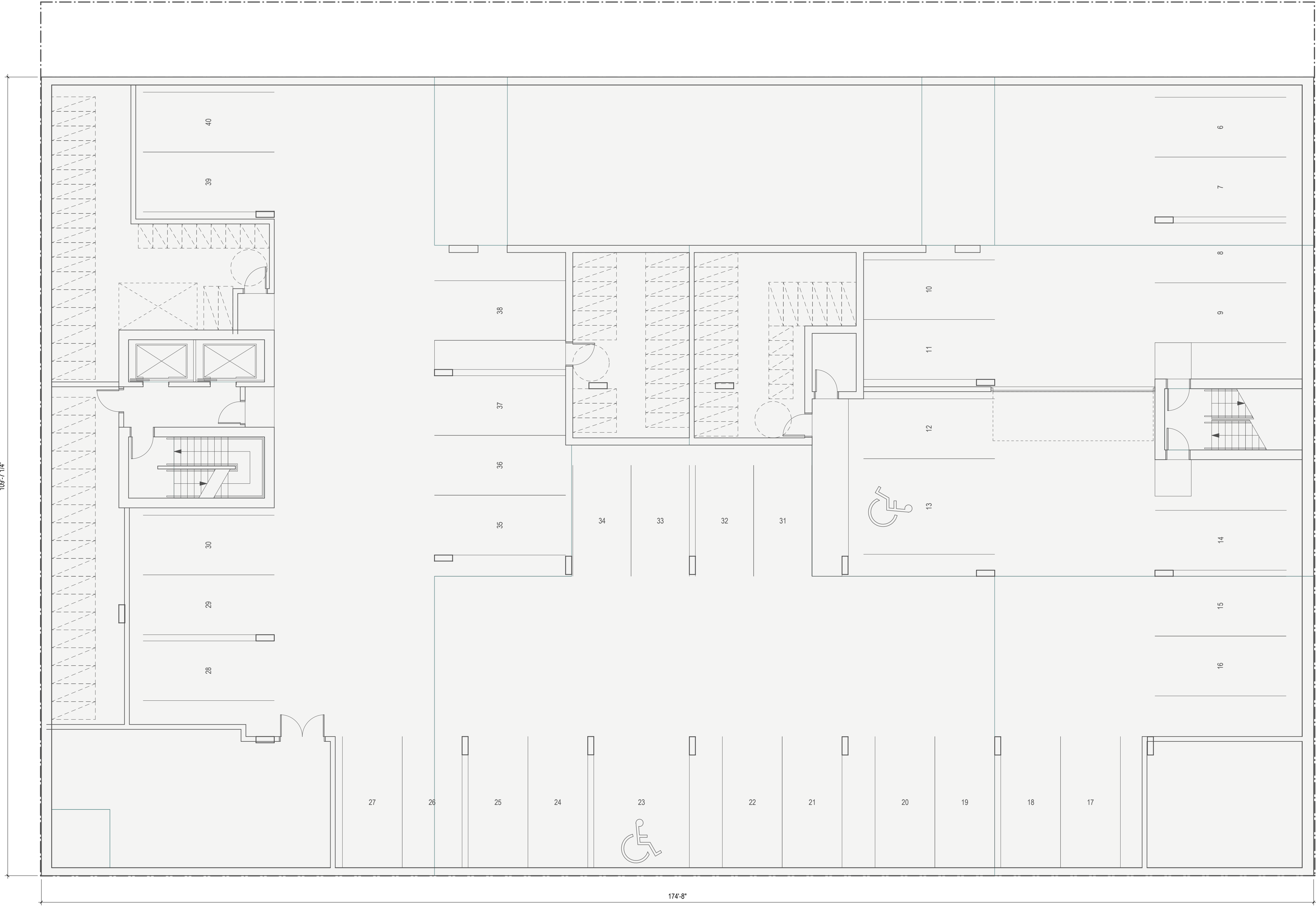
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53477 sf	1822 sf	864 sf	941 sf	1060 sf	855 sf	3862 sf

Total Residential Area Minus Exclusions:	51406 sf
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1 GFA - P3 Floor Plan
1/8" = 1'-0"

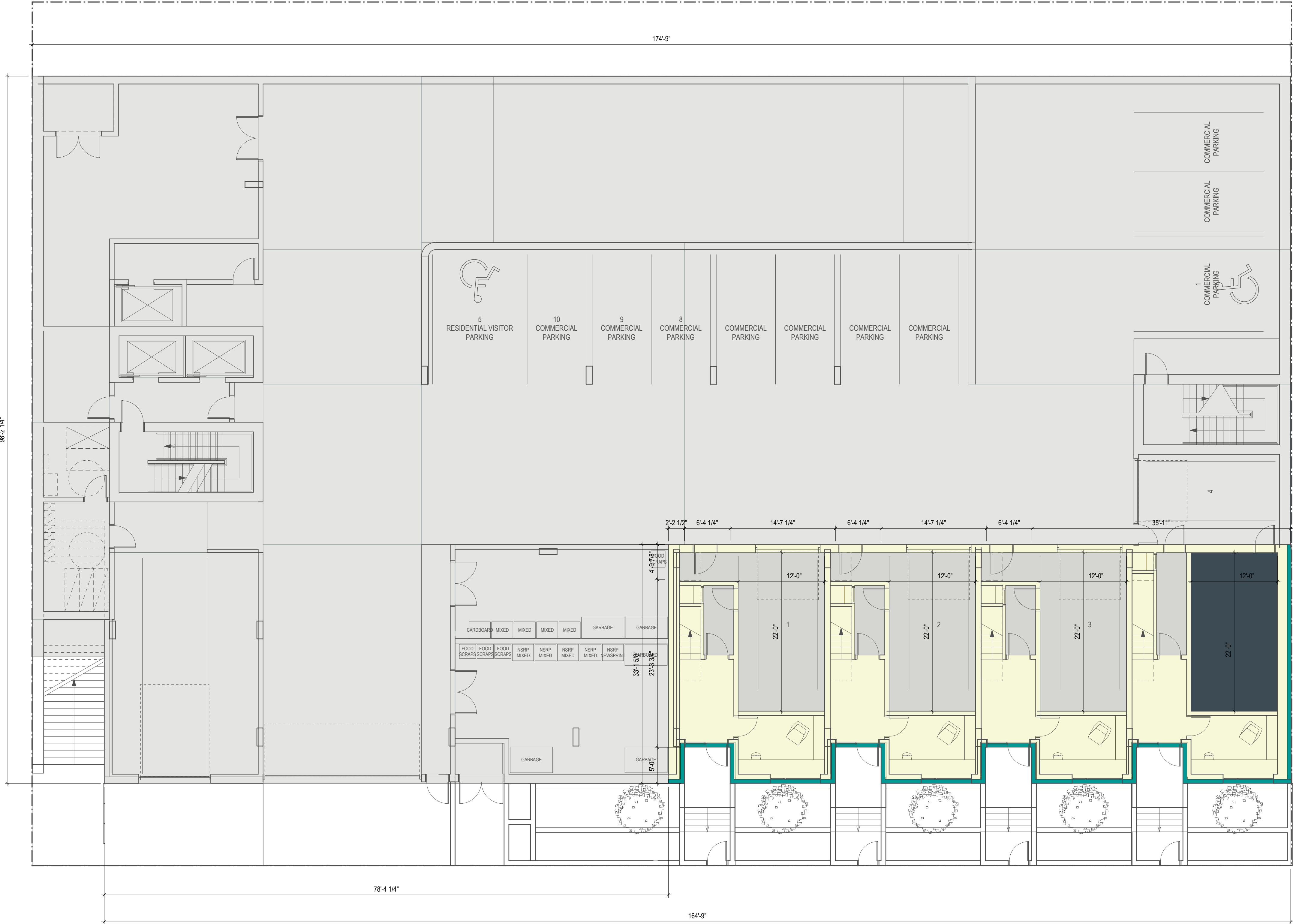


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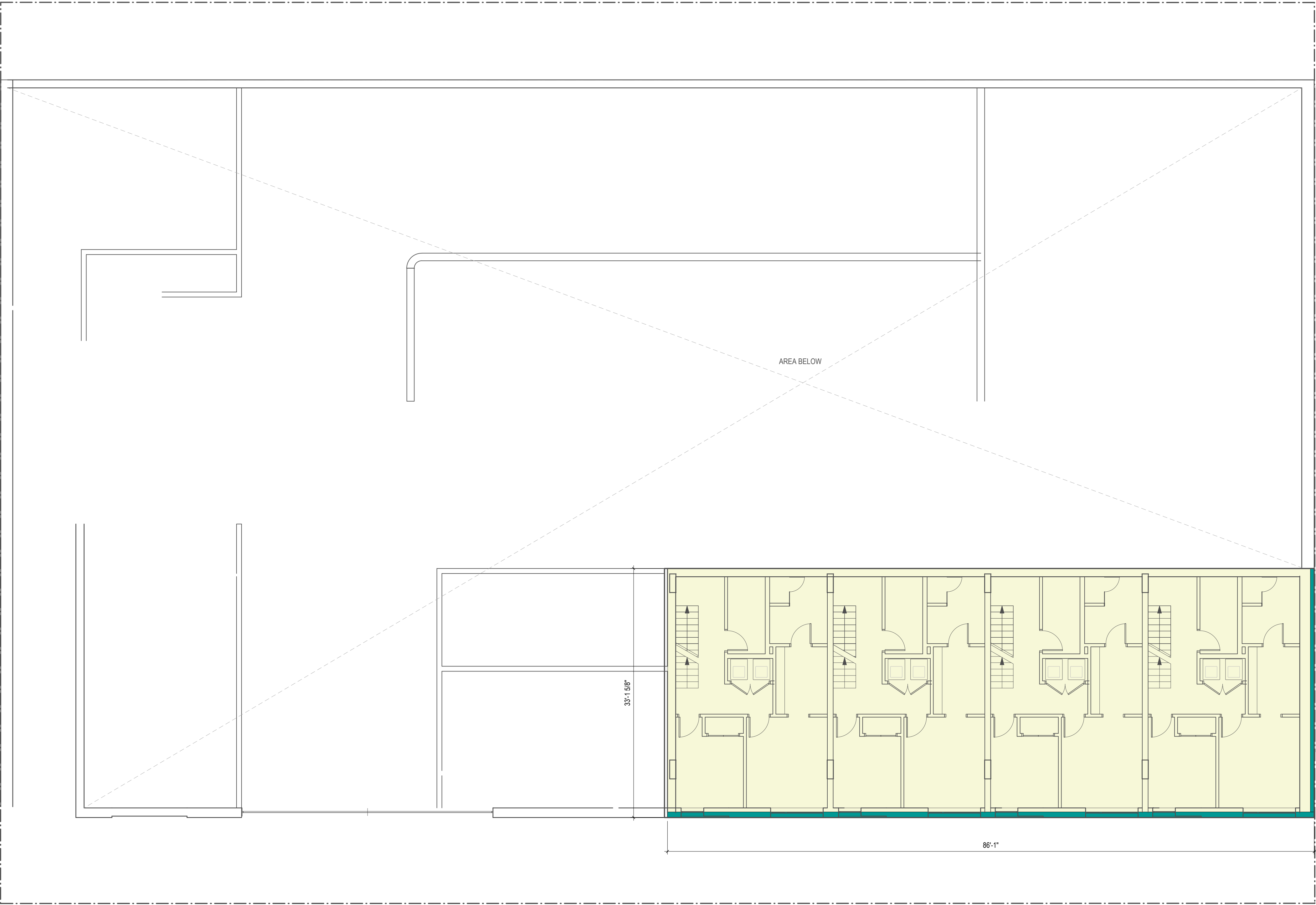


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1 GFA - P1 Floor Plan
1/8" = 1'-0"



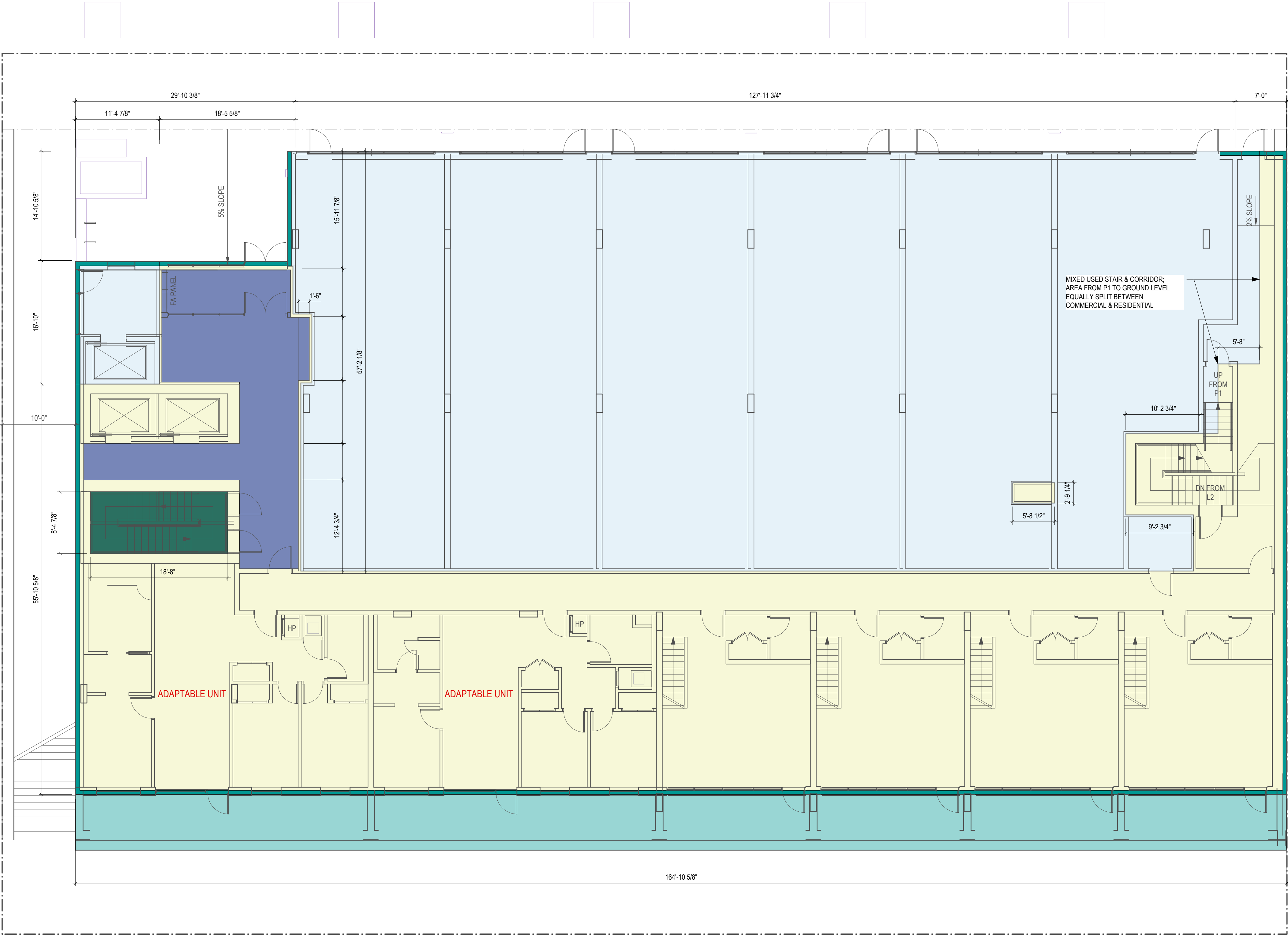
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- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING GFA (EXCLUSION)
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- PRIMARY STAIR EXCLUSION
- BALCONY EXCLUSION

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



AREA STATS

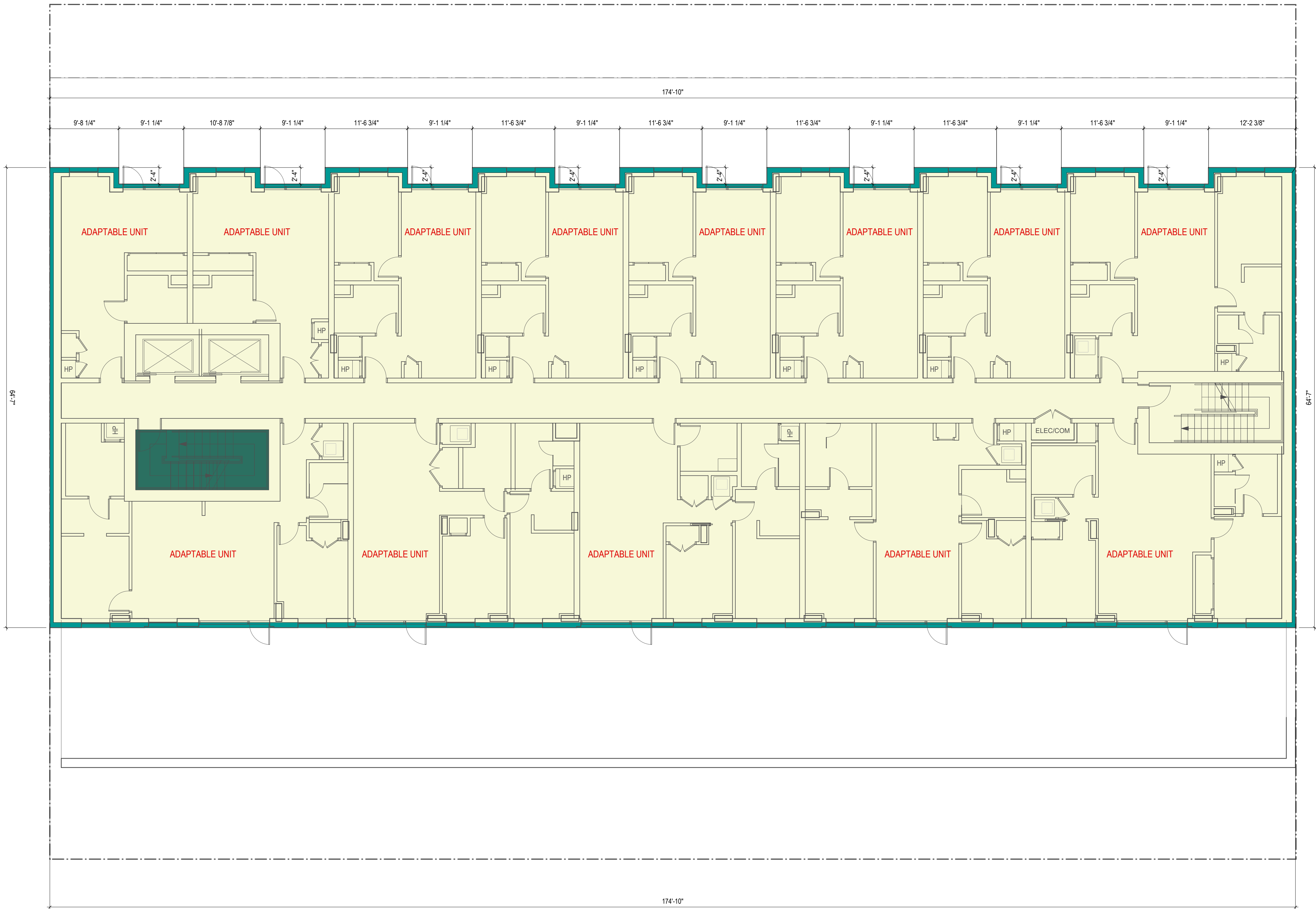
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RETAIL		
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P-2		
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LEVEL 1	7333 sf	27 sf
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LEVEL 4		
LEVEL 5		
ROOF		

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



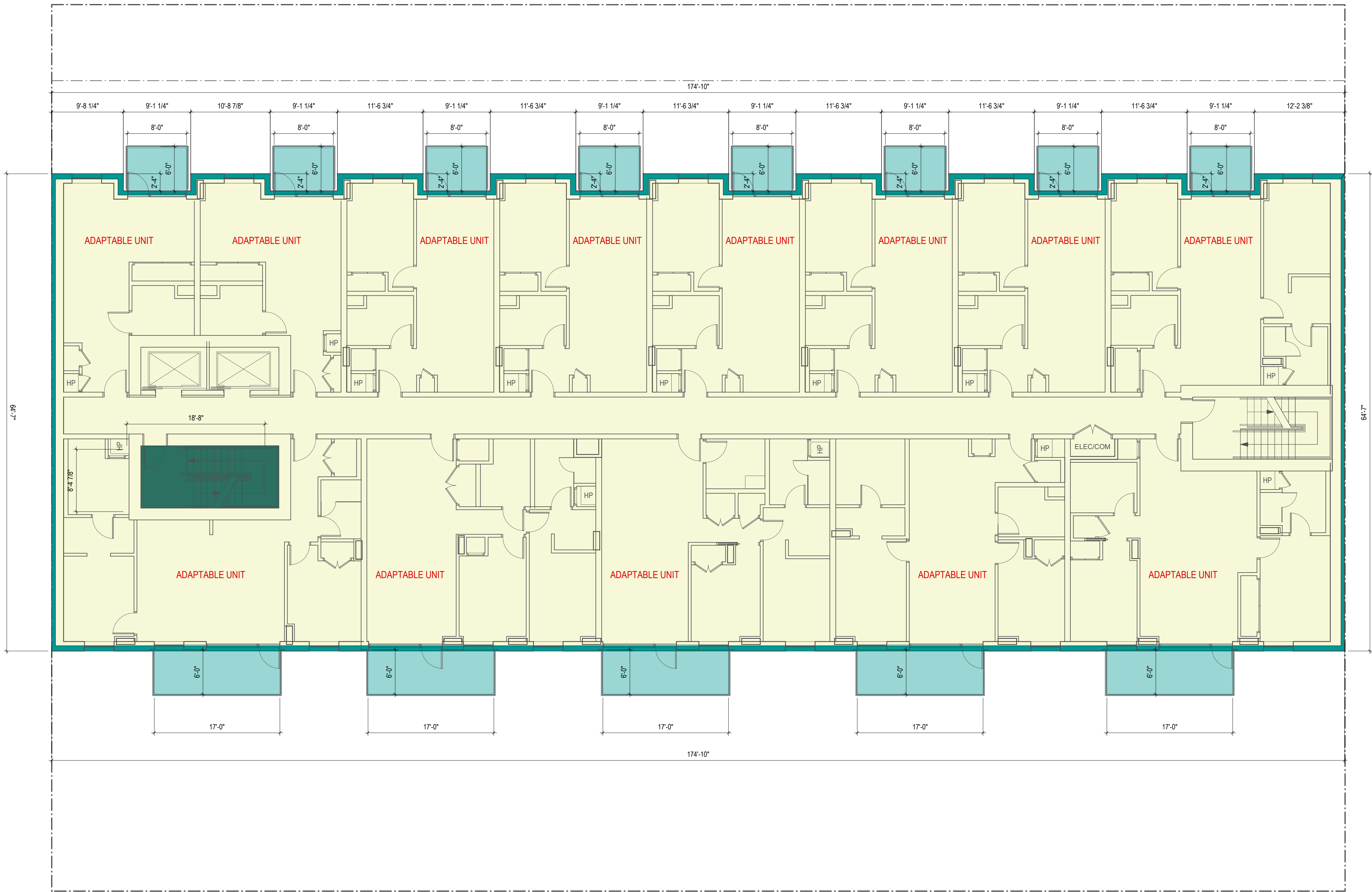
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1 GFA - L2 Floor Plan
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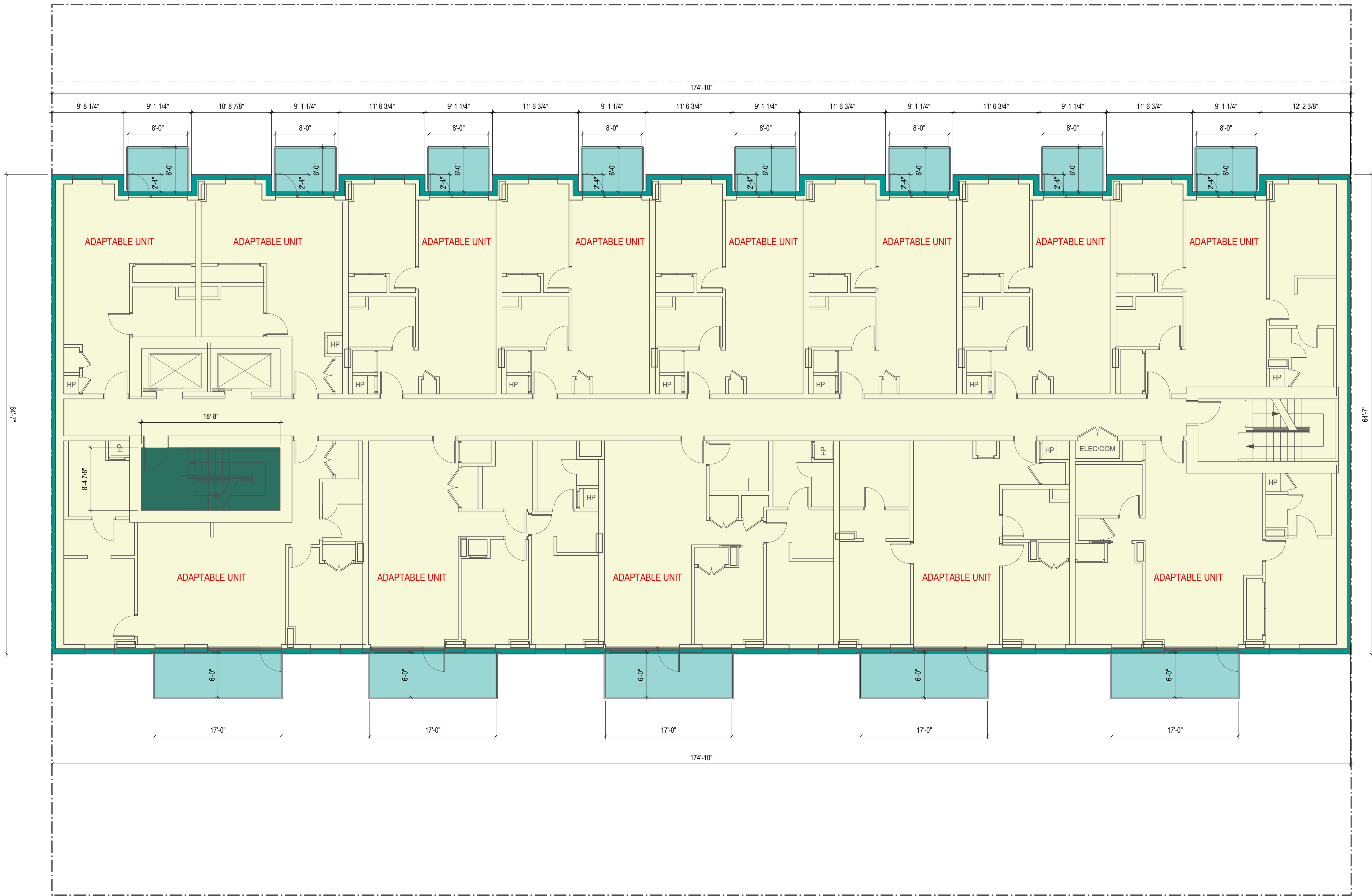
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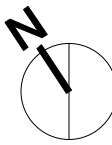
AREA STATS

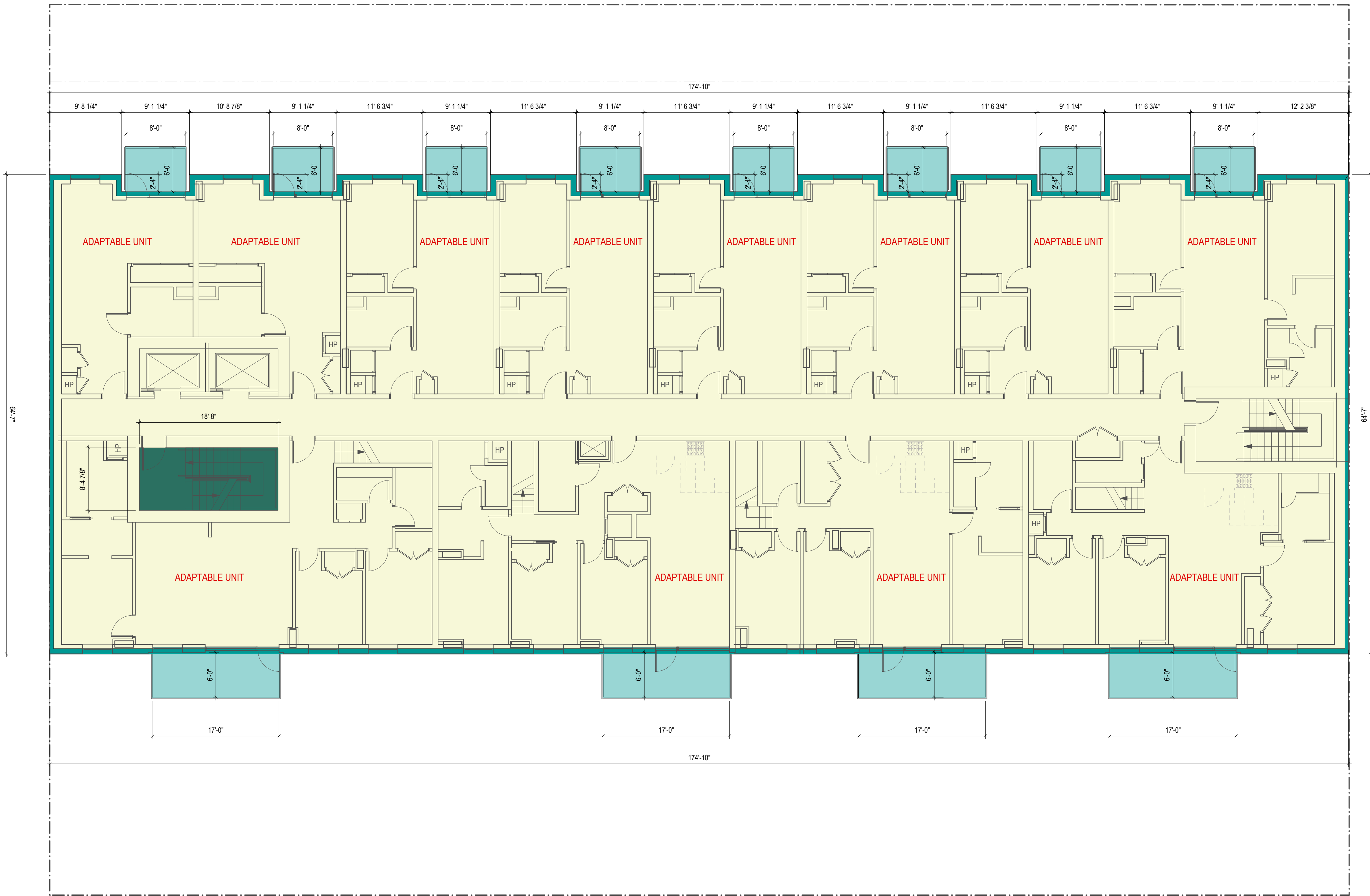
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- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING GFA (EXCLUSION)
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- PRIMARY STAIR EXCLUSION
- BALCONY EXCLUSION

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





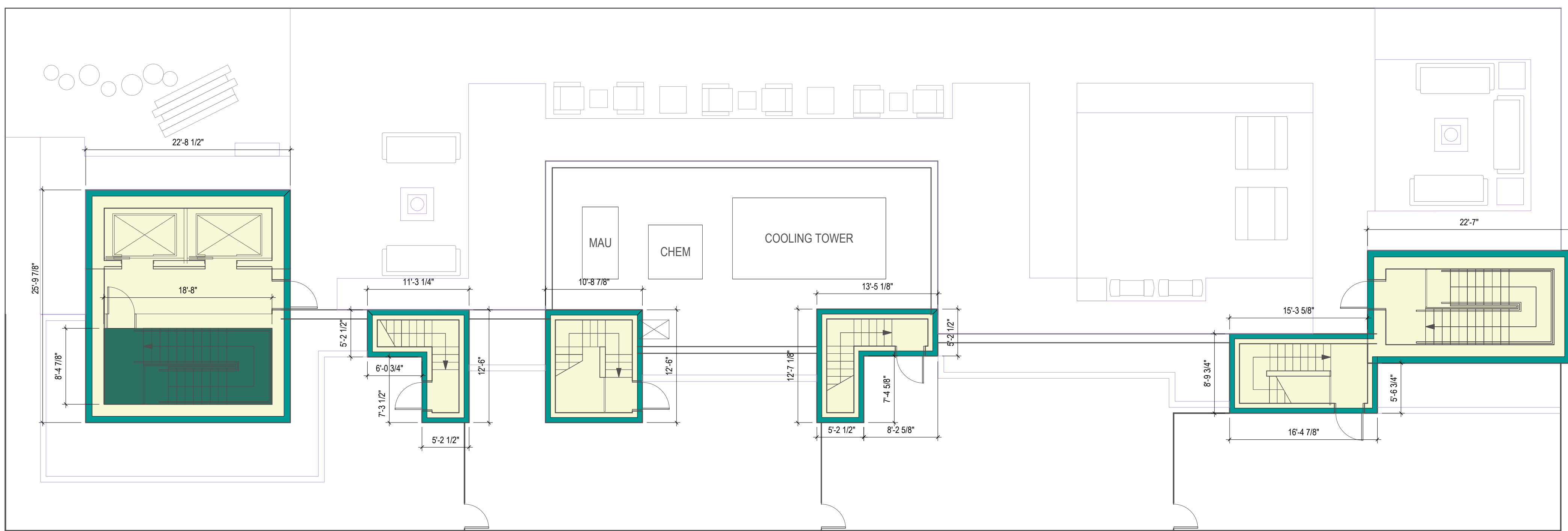
AREA STATS

RESIDENTIAL		
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	16858 sf	15542 sf
TH MID-LEVEL	2852 sf	80 sf
LEVEL 1	7923 sf	2316 sf
LEVEL 2	11121 sf	946 sf
LEVEL 3	12025 sf	1851 sf
LEVEL 4	12025 sf	1851 sf
LEVEL 5	11924 sf	1714 sf
ROOF	1349 sf	373 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS						
Parking / Bike Stg / Mech / Elec	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA
19144 sf		0 sf				
19144 sf		0 sf				
15189 sf	89 sf	264 sf				
0 sf	80 sf					
0 sf	179 sf	600 sf	157 sf	40 sf	90 sf	1250 sf
0 sf	334 sf		157 sf	260 sf	195 sf	0 sf
0 sf	334 sf		157 sf	260 sf	195 sf	904 sf
0 sf	334 sf		157 sf	260 sf	195 sf	904 sf
0 sf	334 sf		157 sf	240 sf	180 sf	803 sf
	216 sf		157 sf			

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING GFA (EXCLUSION)
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- PRIMARY STAIR EXCLUSION
- BALCONY EXCLUSION

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



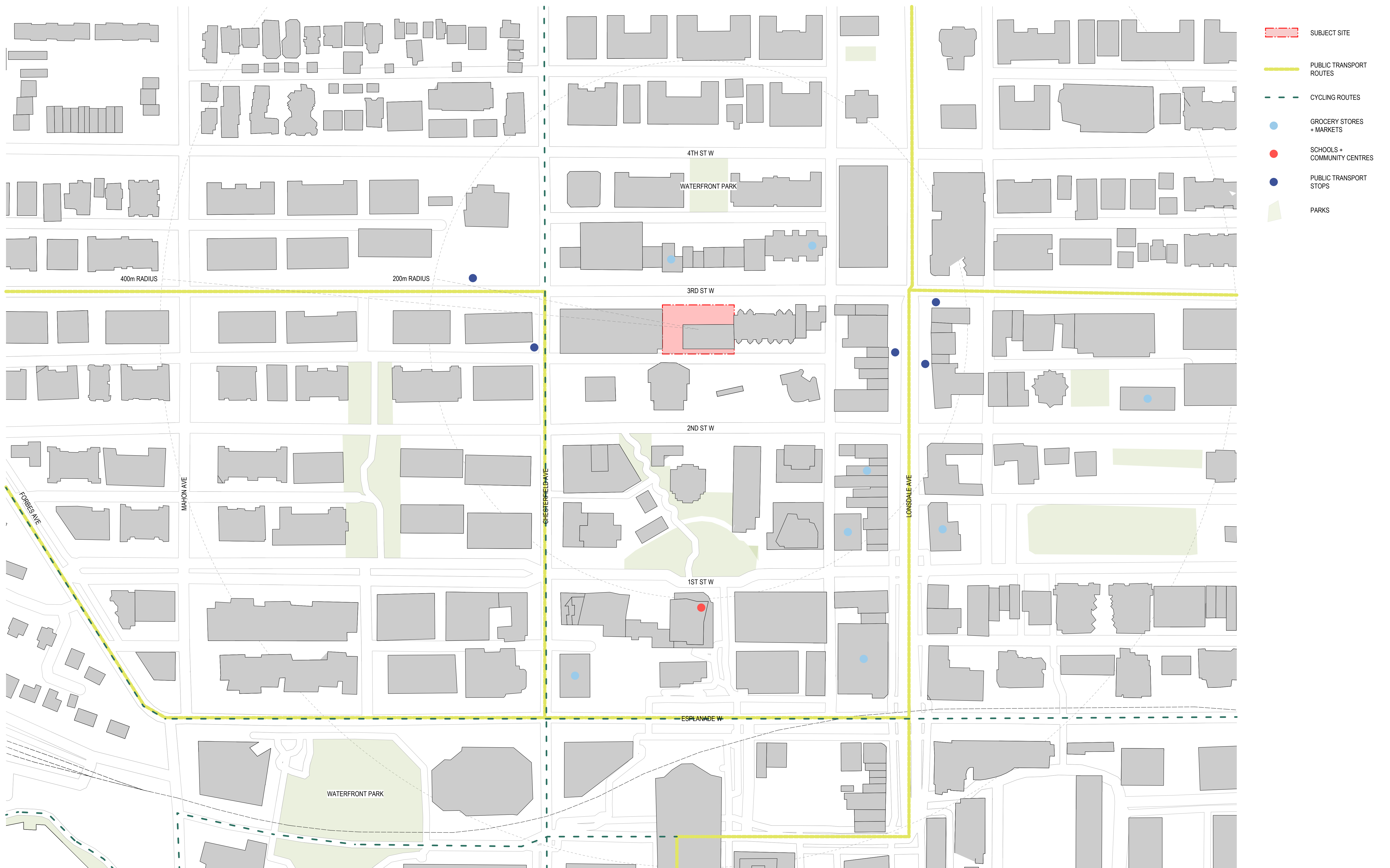
AREA STATS

RESIDENTIAL		
	Total Residential Area Including Common Areas (Gross Area)	Total Exclusions by Floor
Level		
P-3	19144 sf	19144 sf
P-2	19144 sf	19144 sf
P-1	16858 sf	15542 sf
TH MID-LEVEL	2852 sf	80 sf
LEVEL 1	7923 sf	2316 sf
LEVEL 2	11121 sf	946 sf
LEVEL 3	12025 sf	1851 sf
LEVEL 4	12025 sf	1851 sf
LEVEL 5	11924 sf	1714 sf
ROOF	1349 sf	373 sf
Total Area (by use)	114366 sf	62960 sf

SUMMARY OF RESIDENTIAL EXCLUSIONS						
Parking / Bike Stg / Mech / Elec	Ext Wall Thickness > 165mm	Lobby / Storage <10%GFA	Primary Stair	AD L2 Units	HRV	Balconies <10%GFA
19144 sf		0 sf				
19144 sf		0 sf				
15189 sf	89 sf	264 sf				
0 sf	80 sf					
0 sf	179 sf	600 sf	157 sf	40 sf	90 sf	1250 sf
0 sf	334 sf		157 sf	260 sf	195 sf	0 sf
0 sf	334 sf		157 sf	260 sf	195 sf	904 sf
0 sf	334 sf		157 sf	260 sf	195 sf	904 sf
0 sf	334 sf		157 sf	240 sf	180 sf	803 sf
	216 sf		157 sf			
53477 sf	1822 sf	864 sf	941 sf	1060 sf	855 sf	3862 sf

- RESIDENTIAL GFA
- COMMERCIAL GFA
- PARKING GFA (EXCLUSION)
- EXT WALL EXCLUSION
- LOBBY EXCLUSION
- STORAGE EXCLUSION
- PRIMARY STAIR EXCLUSION
- BALCONY EXCLUSION

1 GFA - Roof Level
1/8" = 1'-0"





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



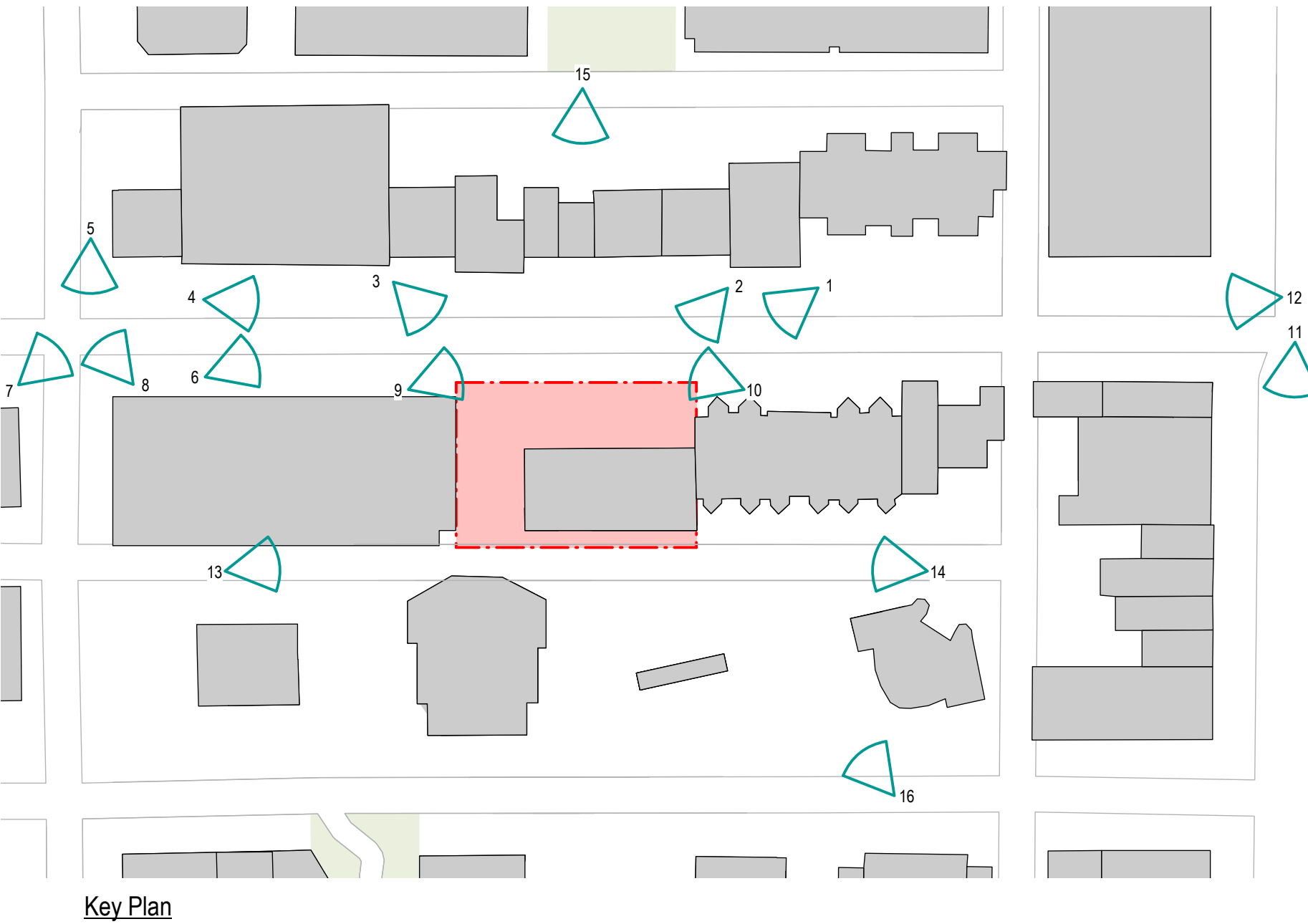
6 3rd St - Looking East



7 3rd St + Chesterfield Ave - Looking Northeast



8 3rd St + Chesterfield Ave - Looking Northwest



plotted: Apr 3, 2020 12:23:40 PM



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



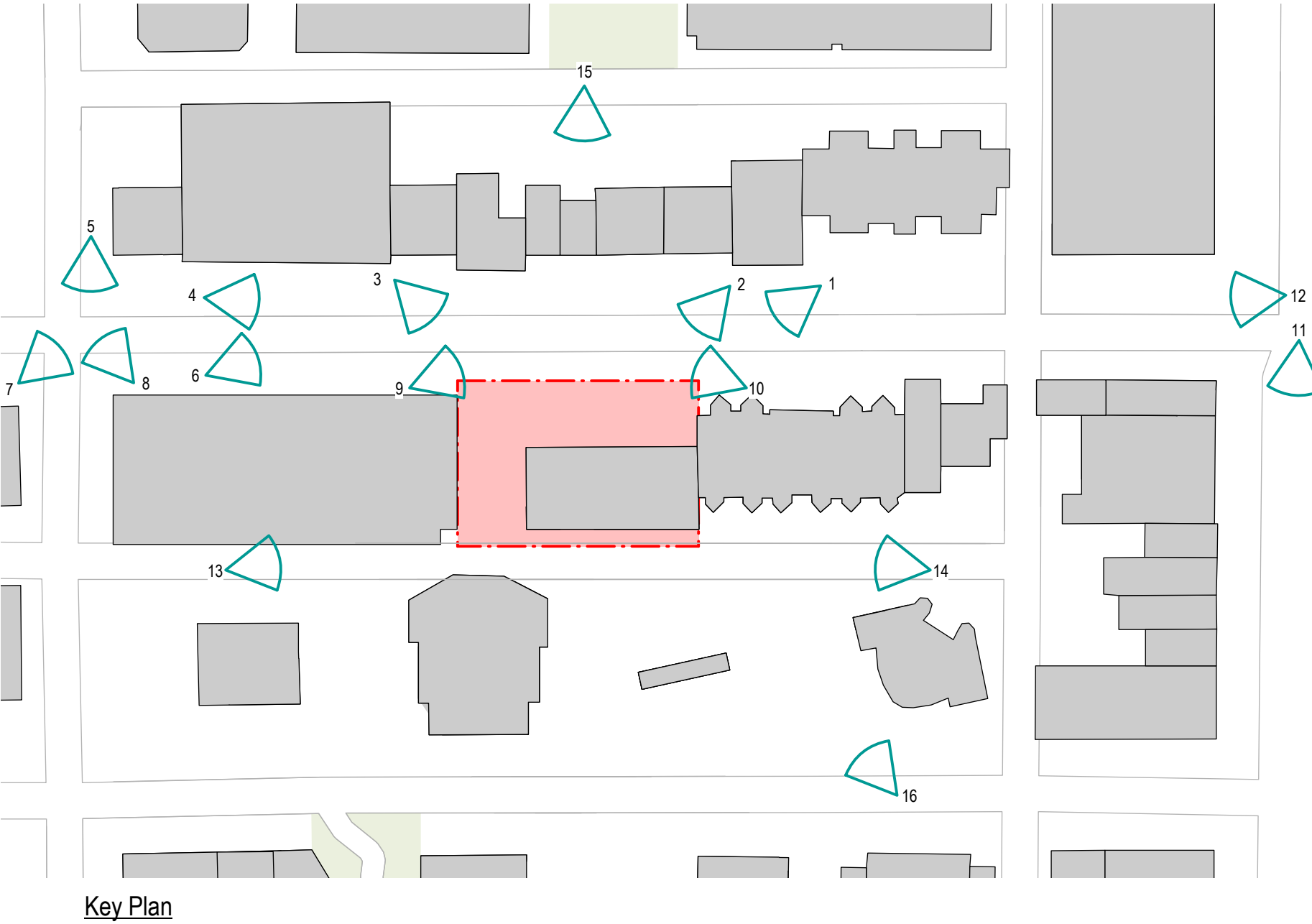
14 Laneway between 2nd + 3rd St - Looking West



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



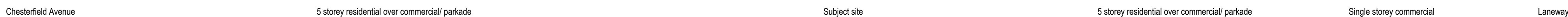
16 2nd St - Looking North



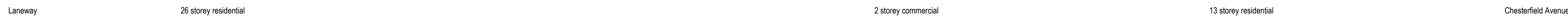
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4



2

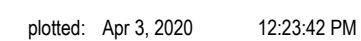


•

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.





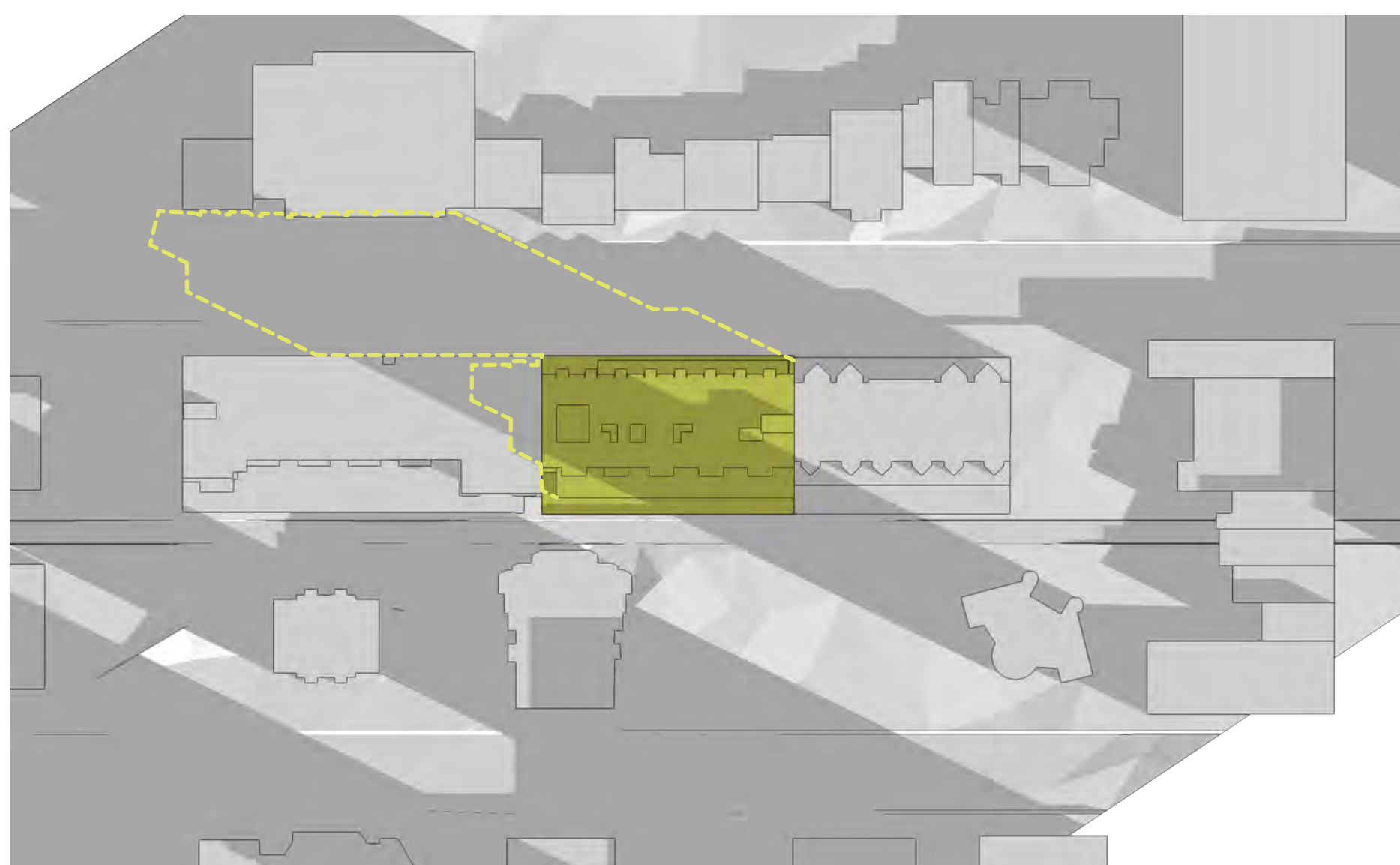
1 Summer Solstice (6/21) 10:00 AM
1" = 100'-0"



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



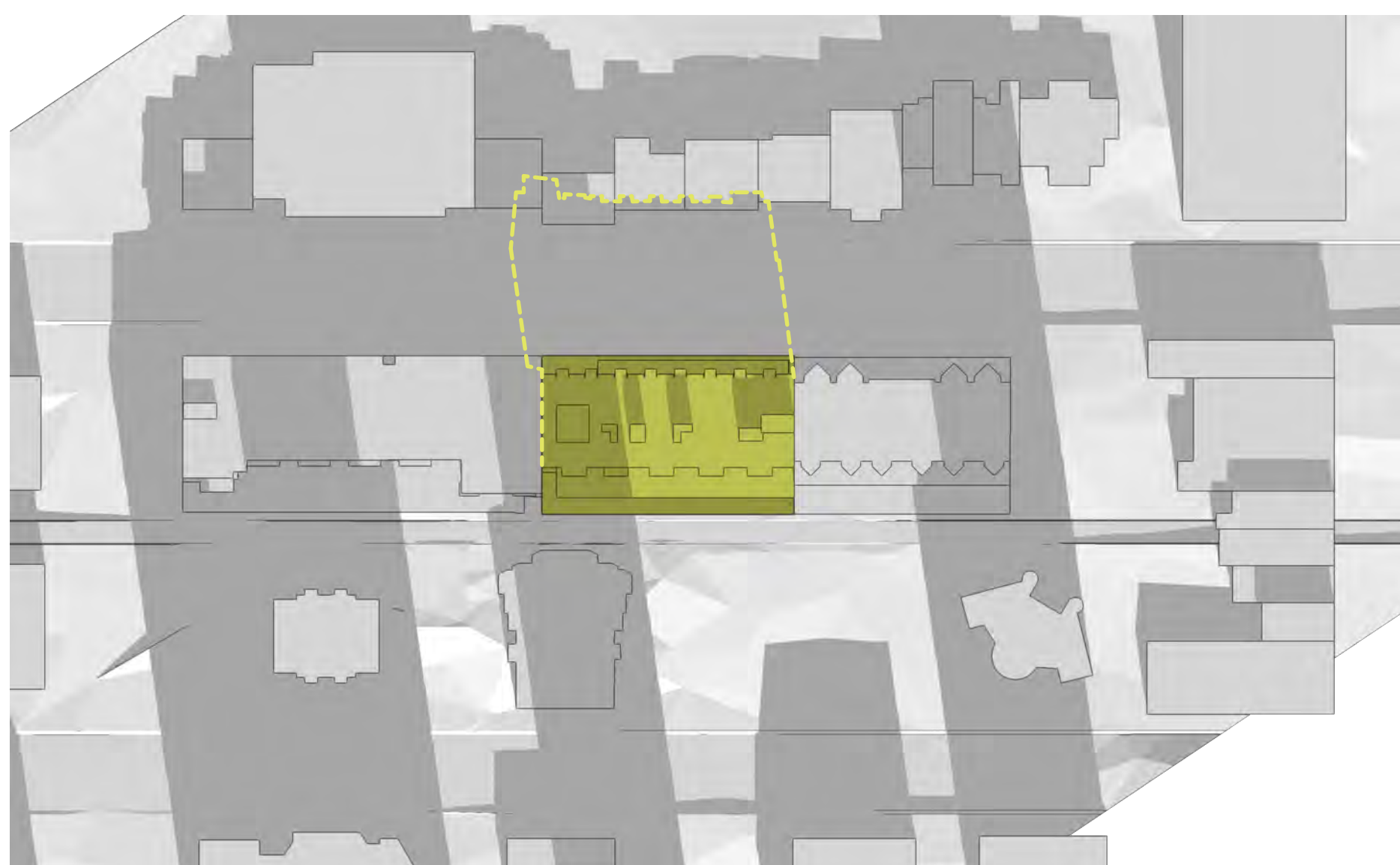
3 Summer Solstice (6/21) 2:00 PM
1" = 100'-0"



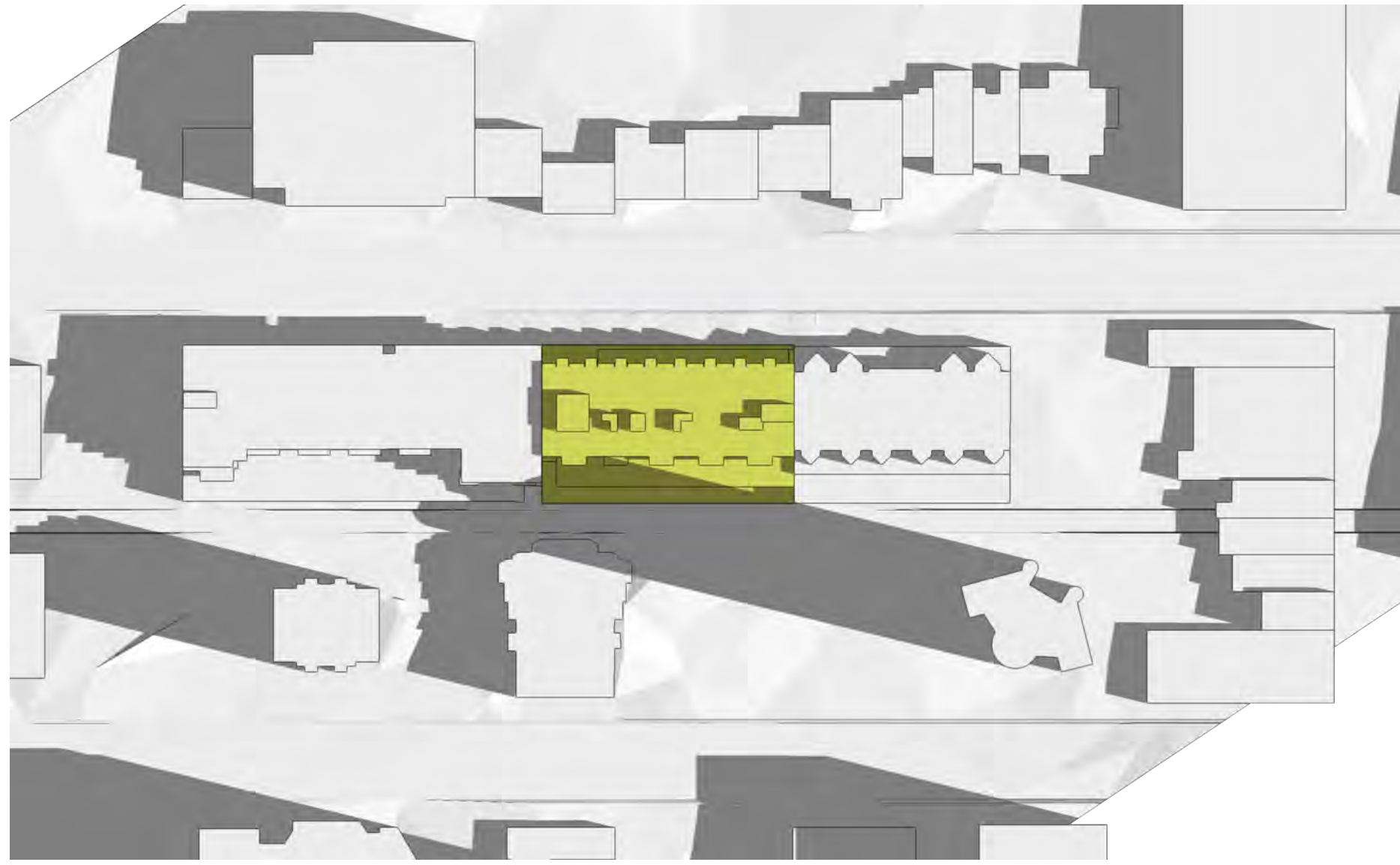
4 Winter Solstice (12/21) 10:00 AM
1" = 100'-0"



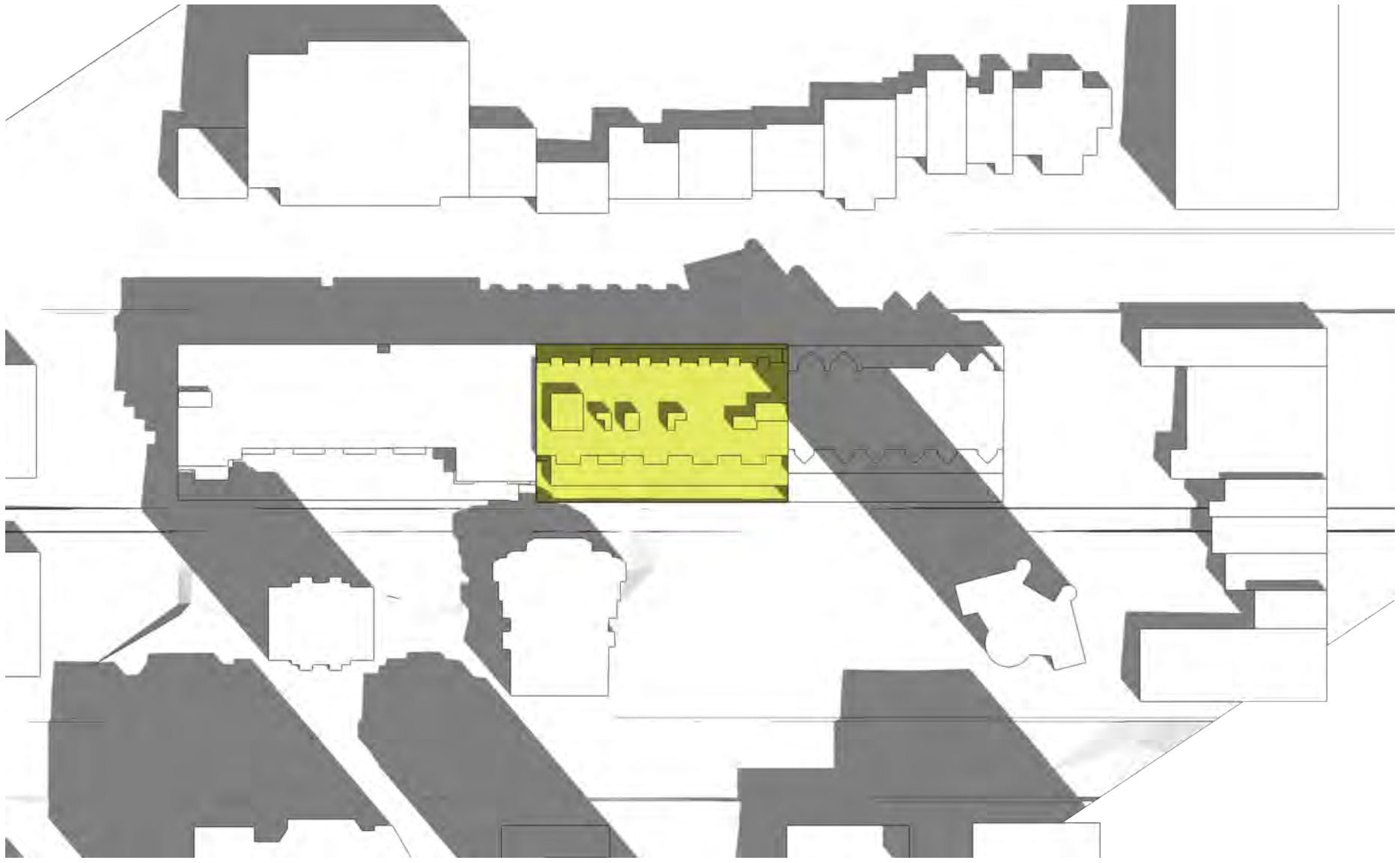
5 Winter Solstice (12/21) 12:00 PM
1" = 100'-0"



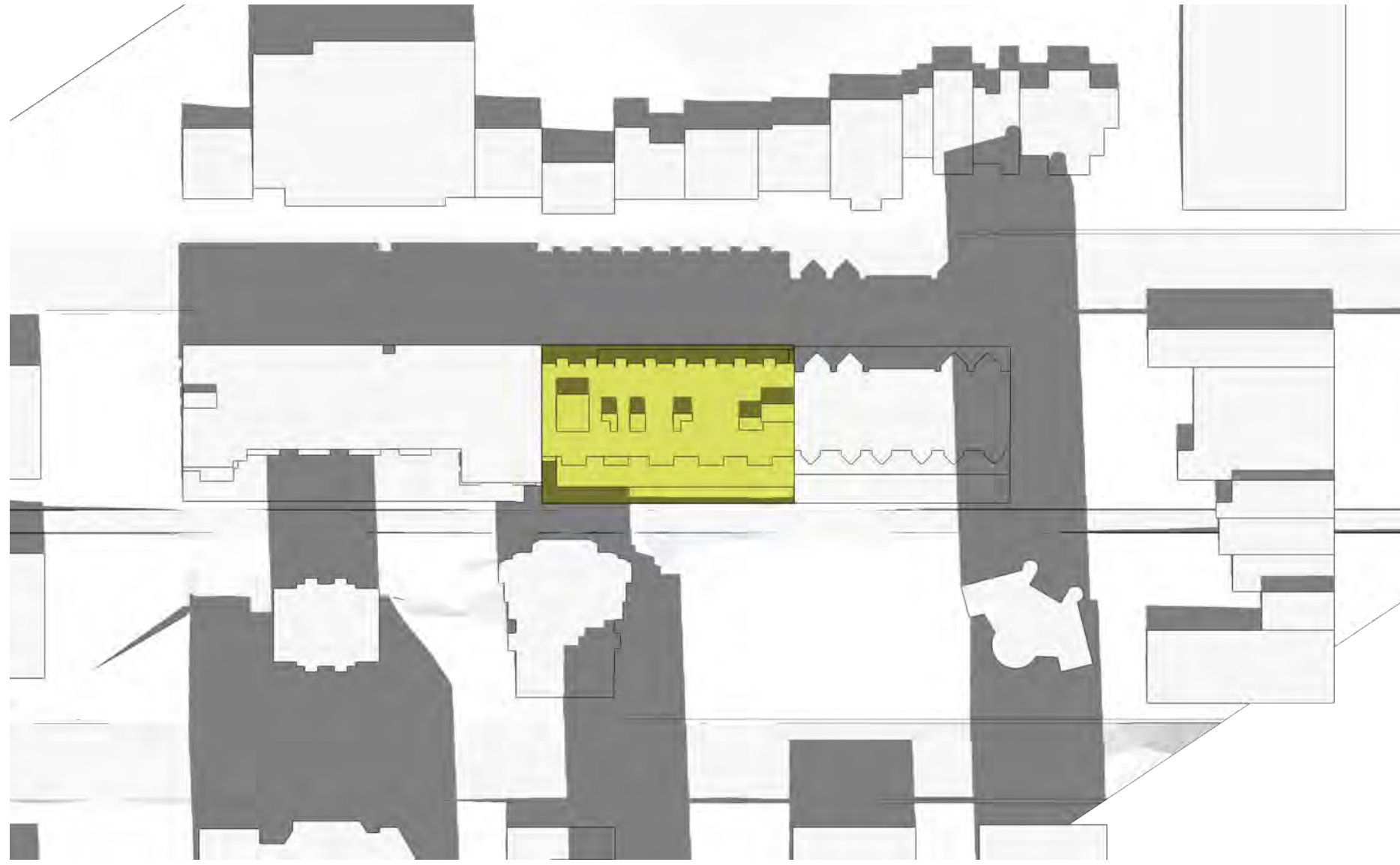
6 Winter Solstice (12/21) 2:00 PM
1" = 100'-0"



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

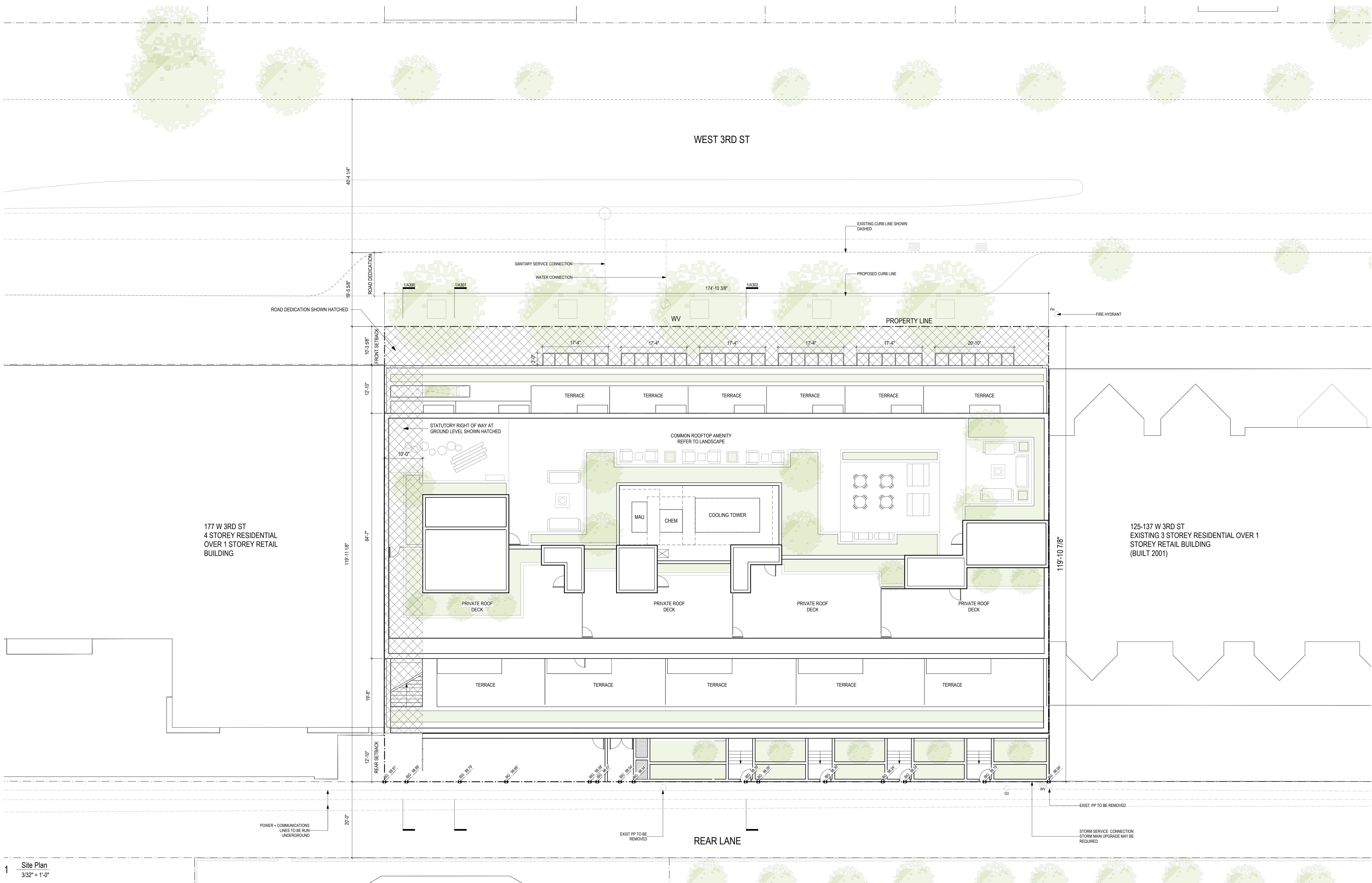


8 Vernal (3/20) / Autumnal Equinox (9/22) 12:00 PM
1" = 100'-0"



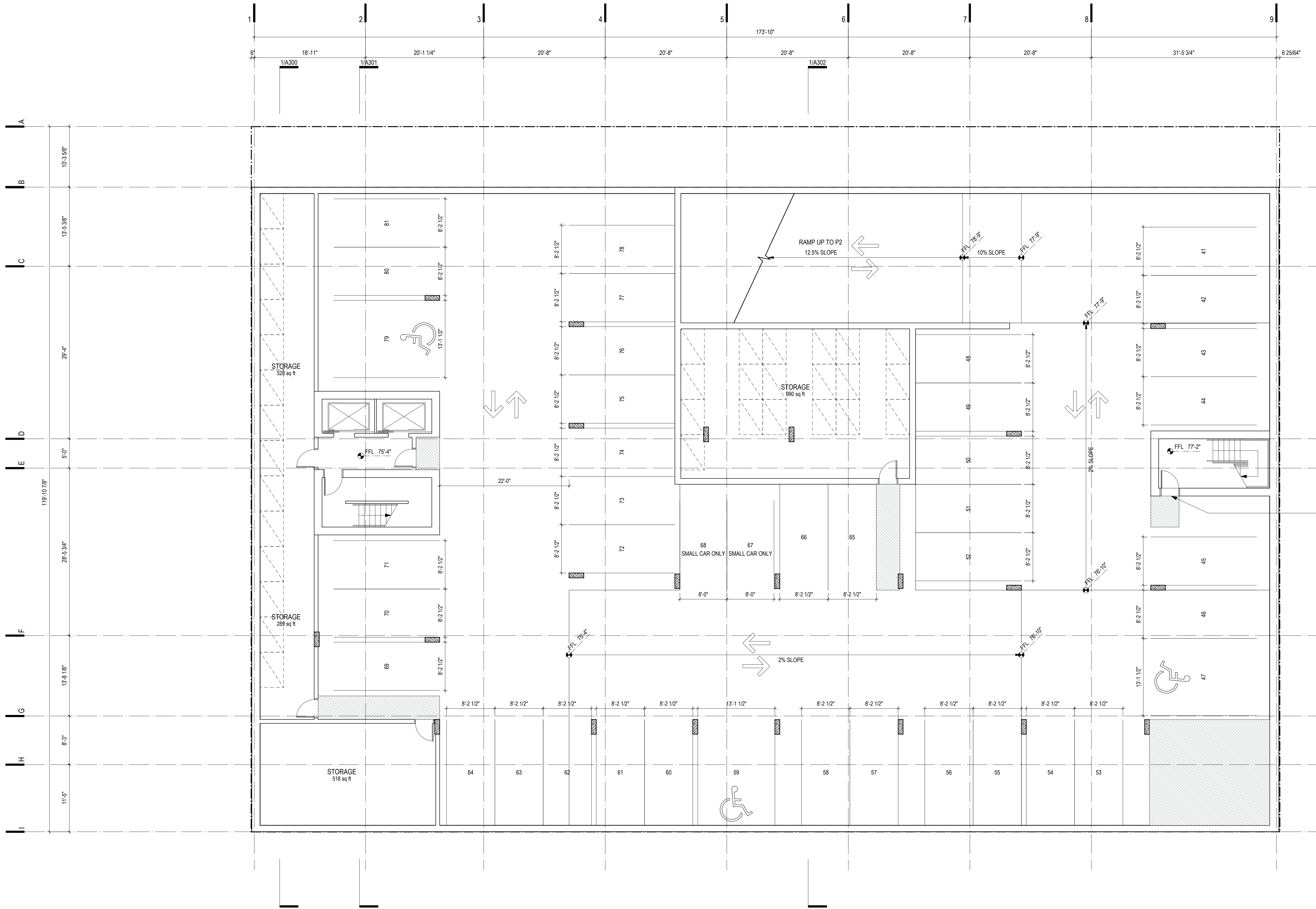
9 Vernal (3/20) / Autumnal Equinox (9/22) 2:00 PM
1" = 100'-0"

plotted: Apr 3, 2020 12:23:46 PM



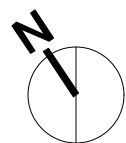
1 Site Plan
3/32" = 1'-0"

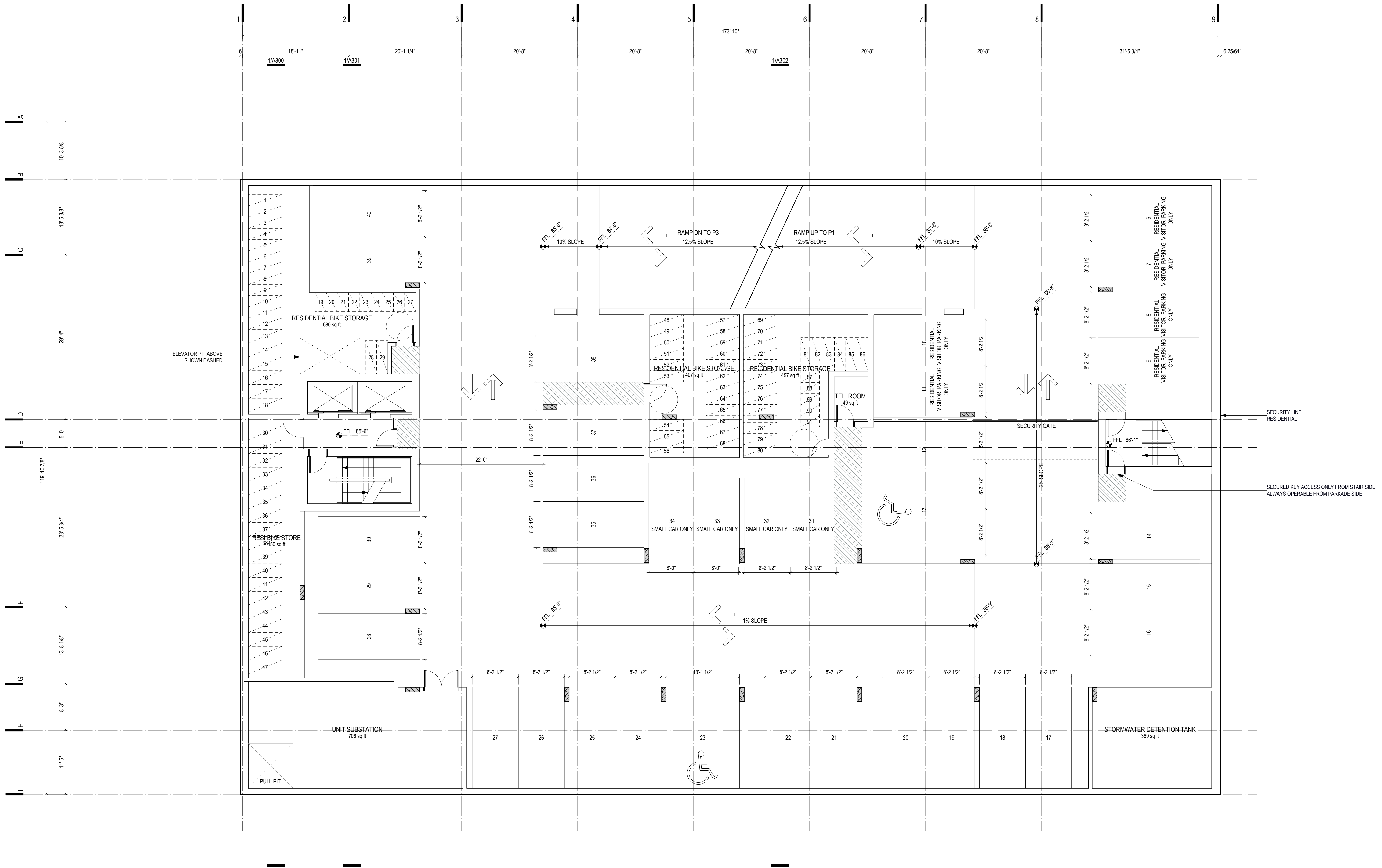
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1 P3 Floor Plan
1/8" = 1'-0"

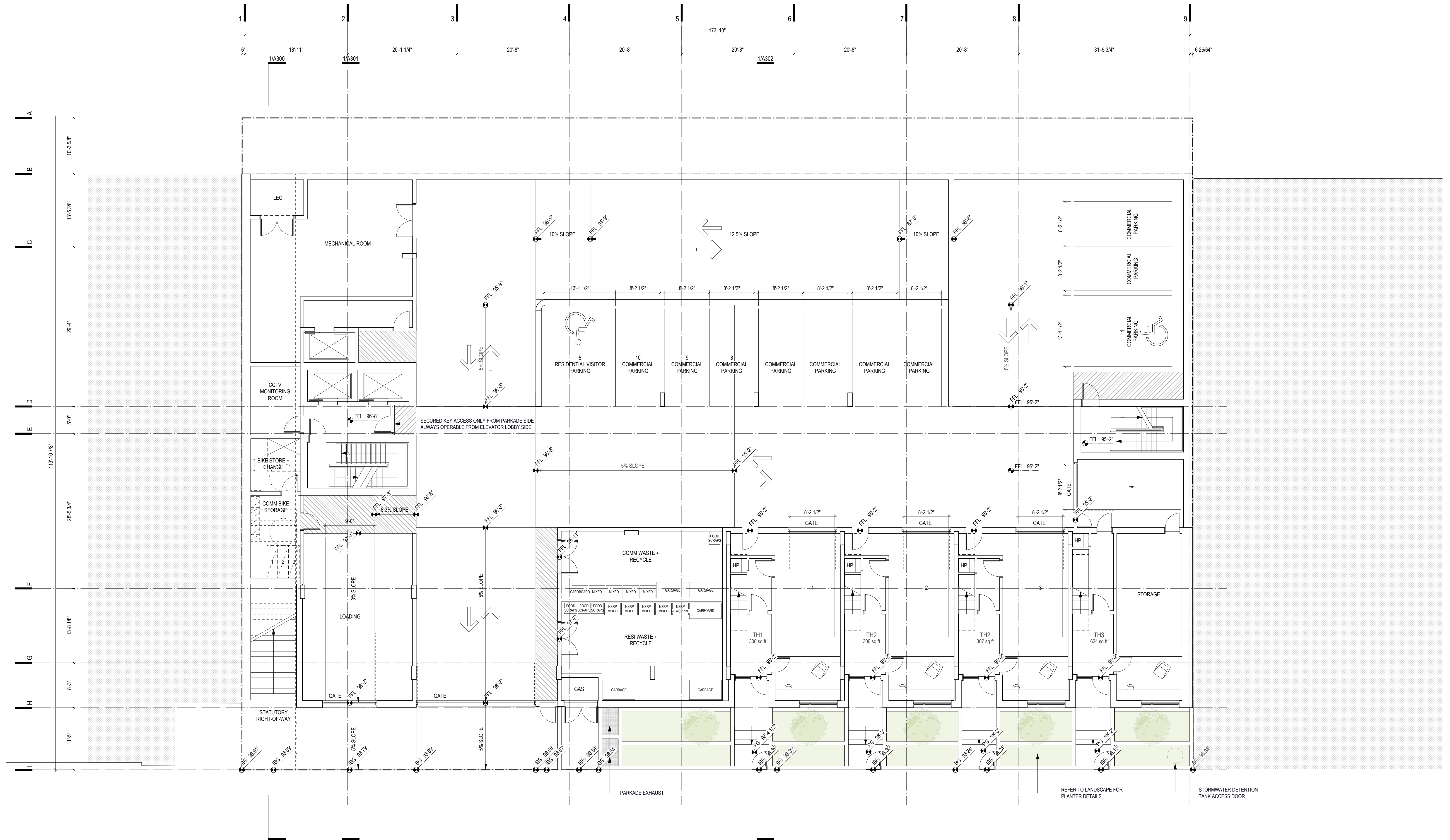
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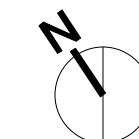
1 P2 Floor Plan
1/8" = 1'-0"

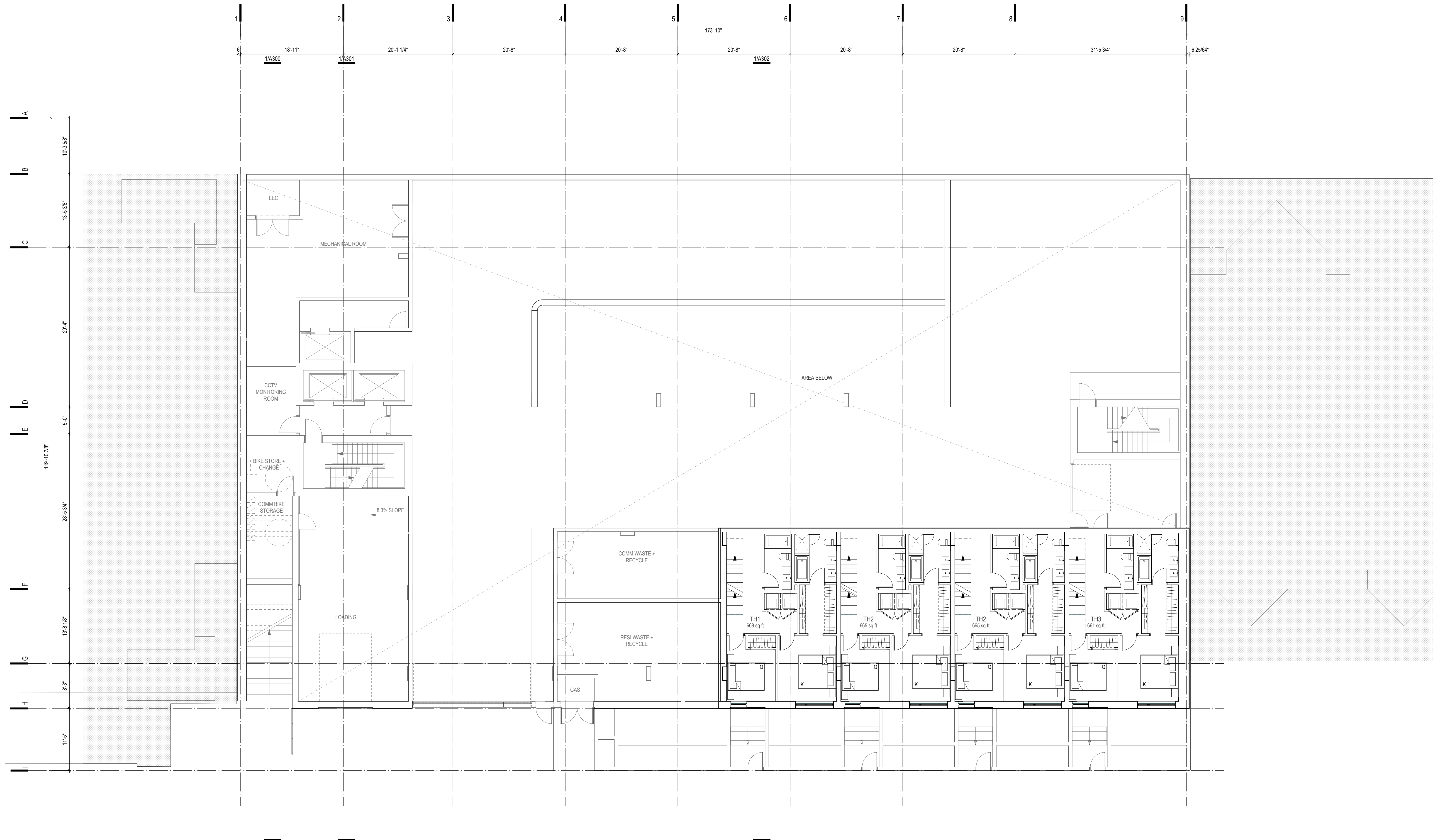
plotted: Apr 3, 2020 12:24:09 PM



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

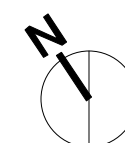
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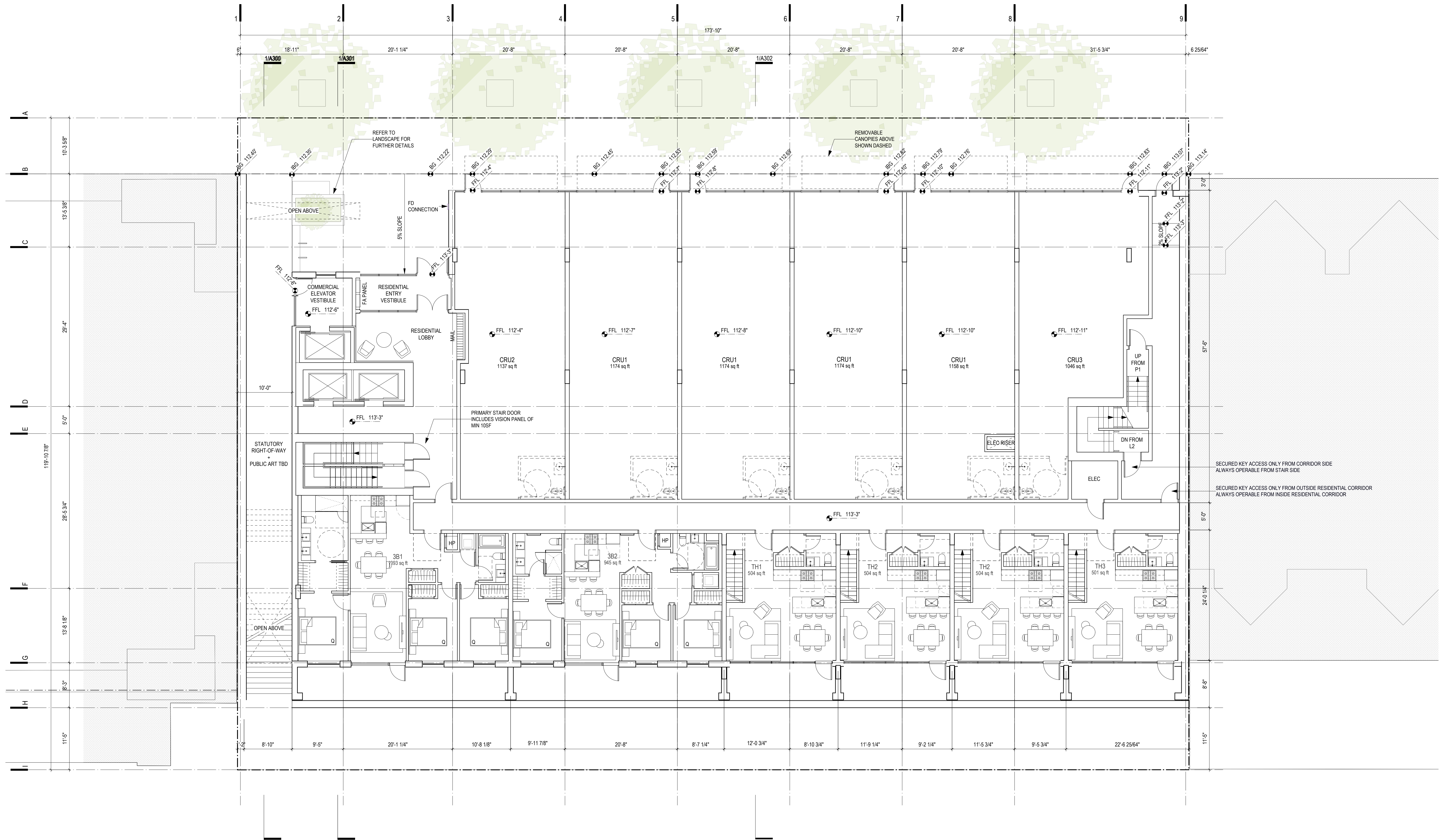




1 Mid Level Townhome Floor Plan
1/8" = 1'-0"

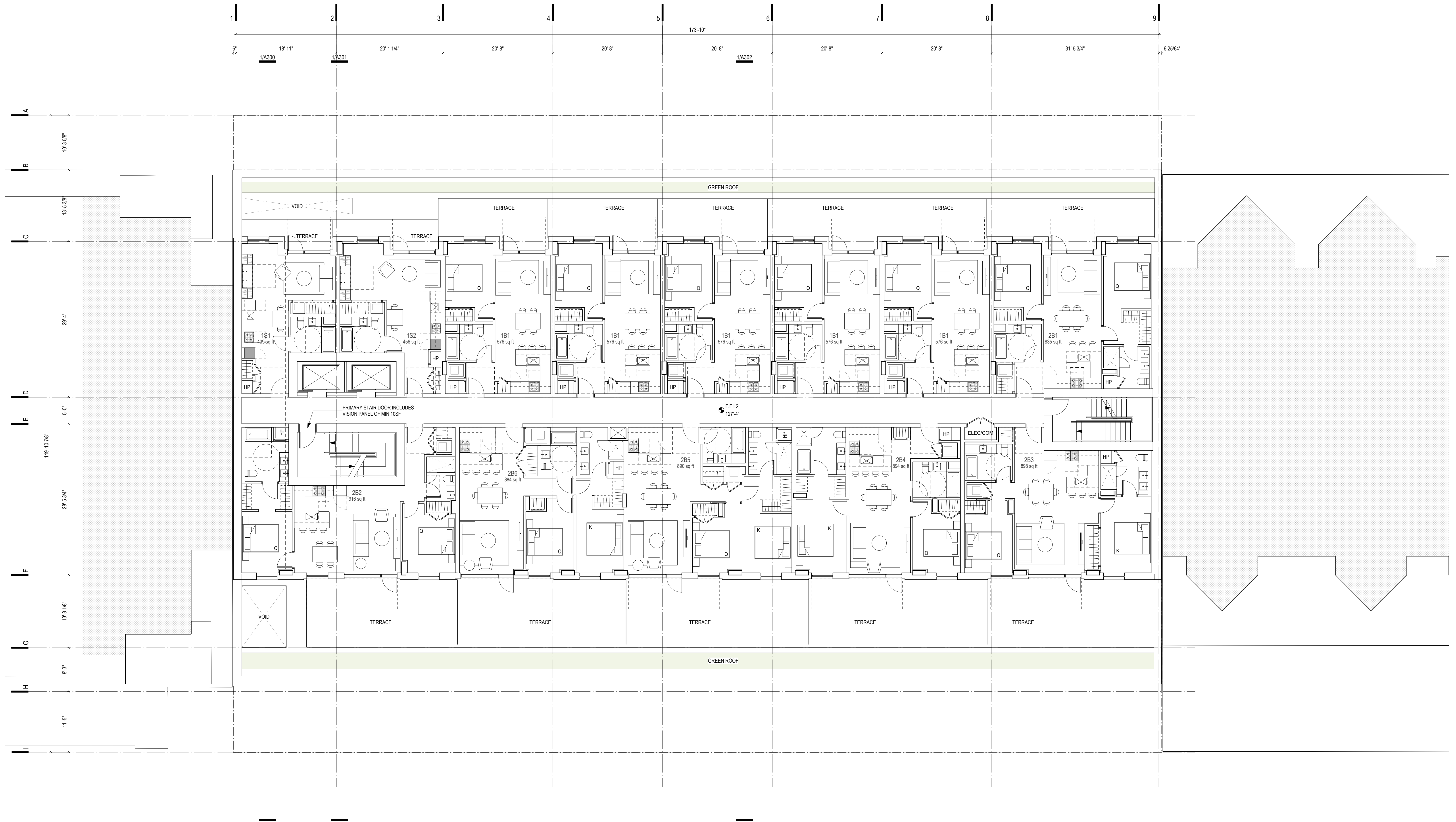
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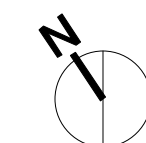
1 Ground Floor Plan
1/8" = 1'-0"

plotted: Apr 3, 2020 12:24:14 PM



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

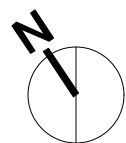
plotted: Apr 3, 2020 12:24:19 PM





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

plotted: Apr 3, 2020 12:24:22 PM





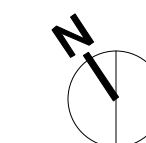
1 L4 Floor Plan
1/8" = 1'-0"

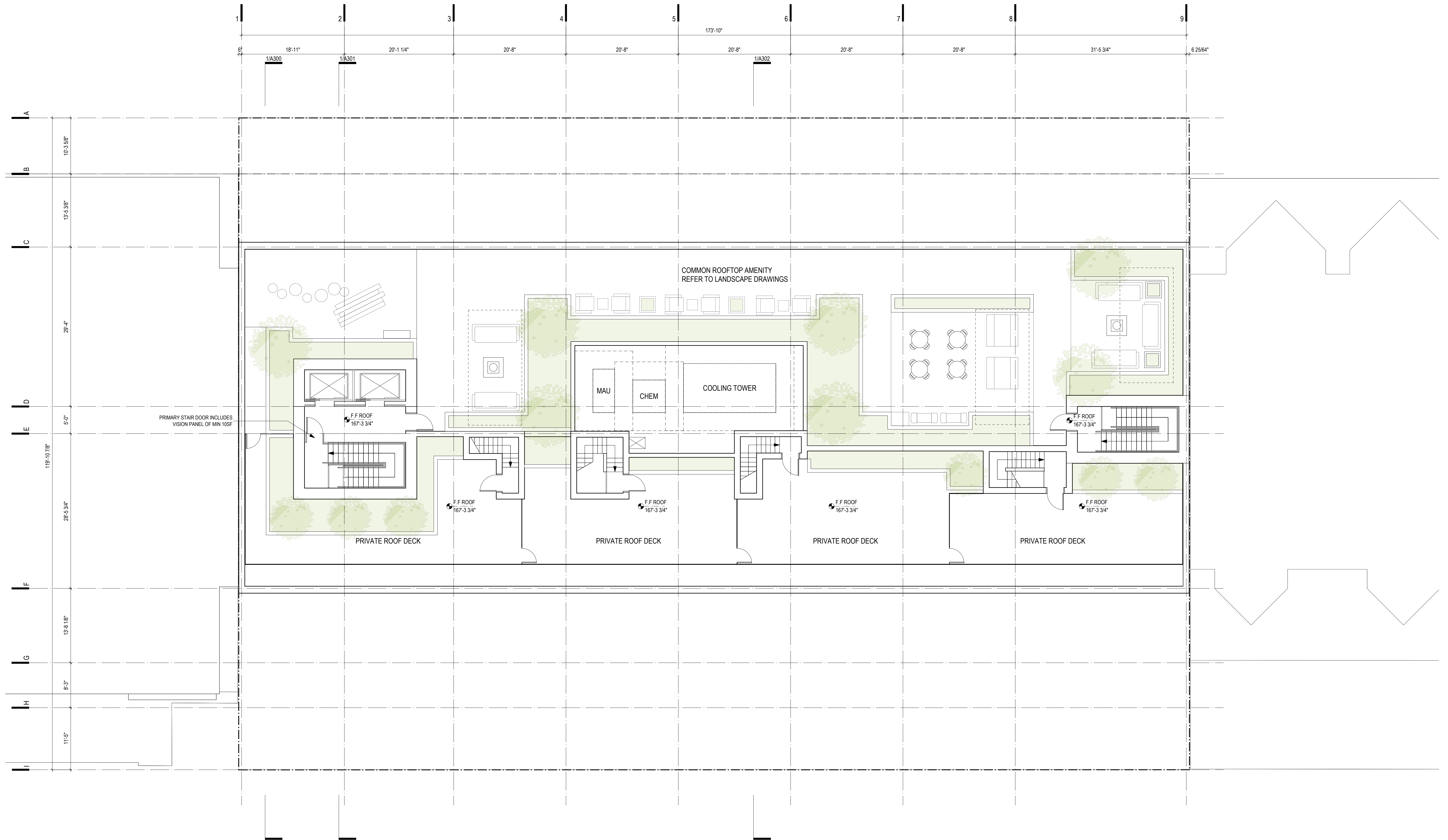
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1 L5 Floor Plan
1/8" = 1'-0"

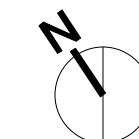
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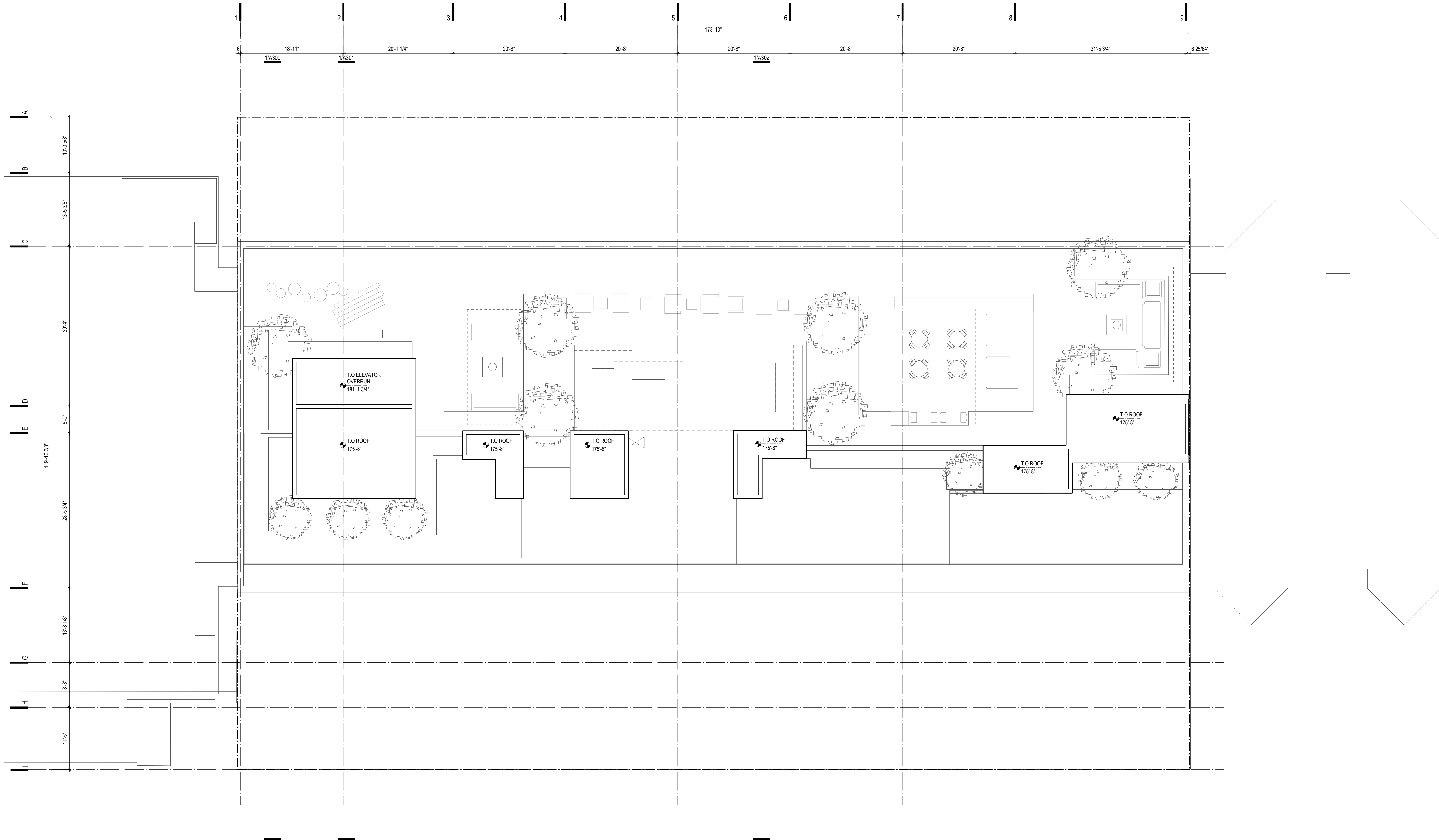




1 Roof Deck Plan
1/8" = 1'-0"

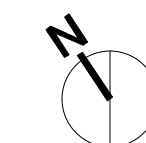
plotted: Apr 3, 2020 12:24:30 PM





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

plotted: Apr 3, 2020 12:24:30 PM

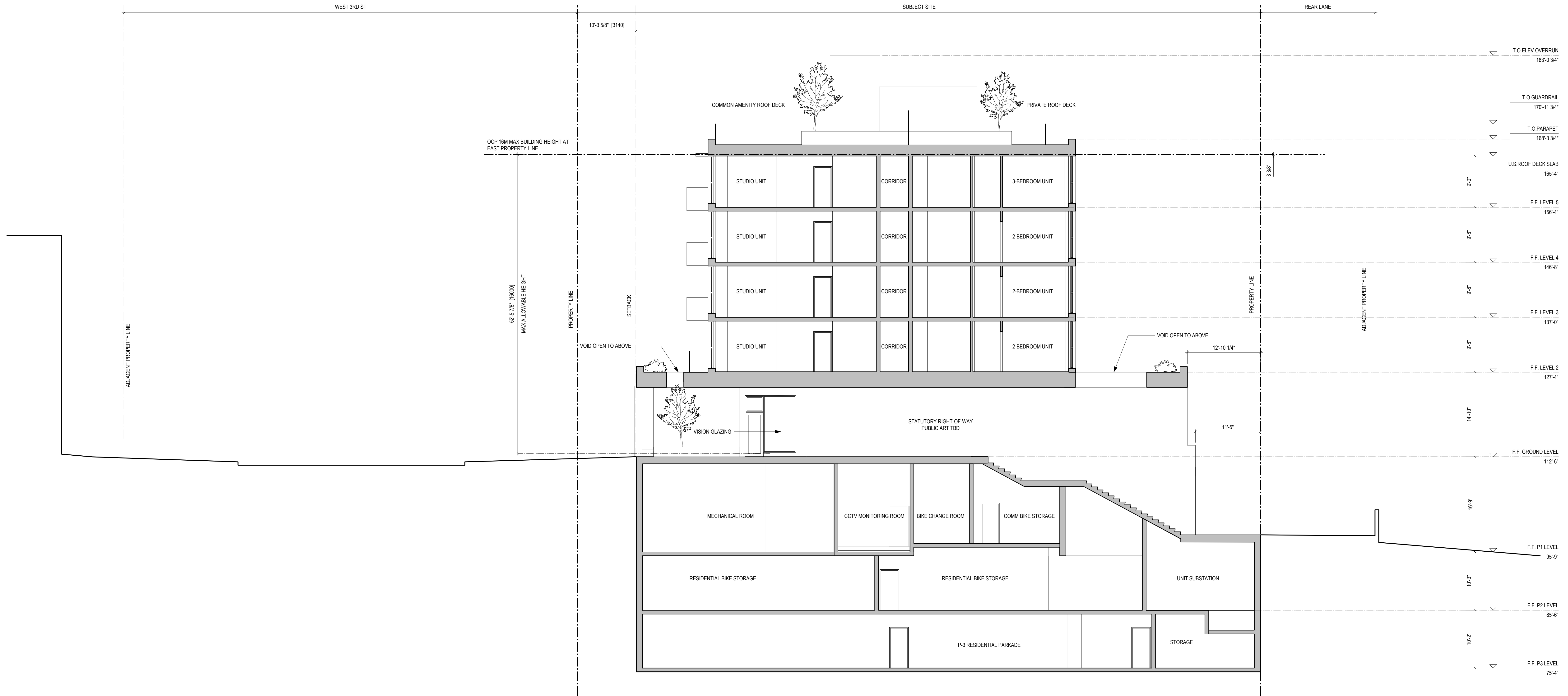




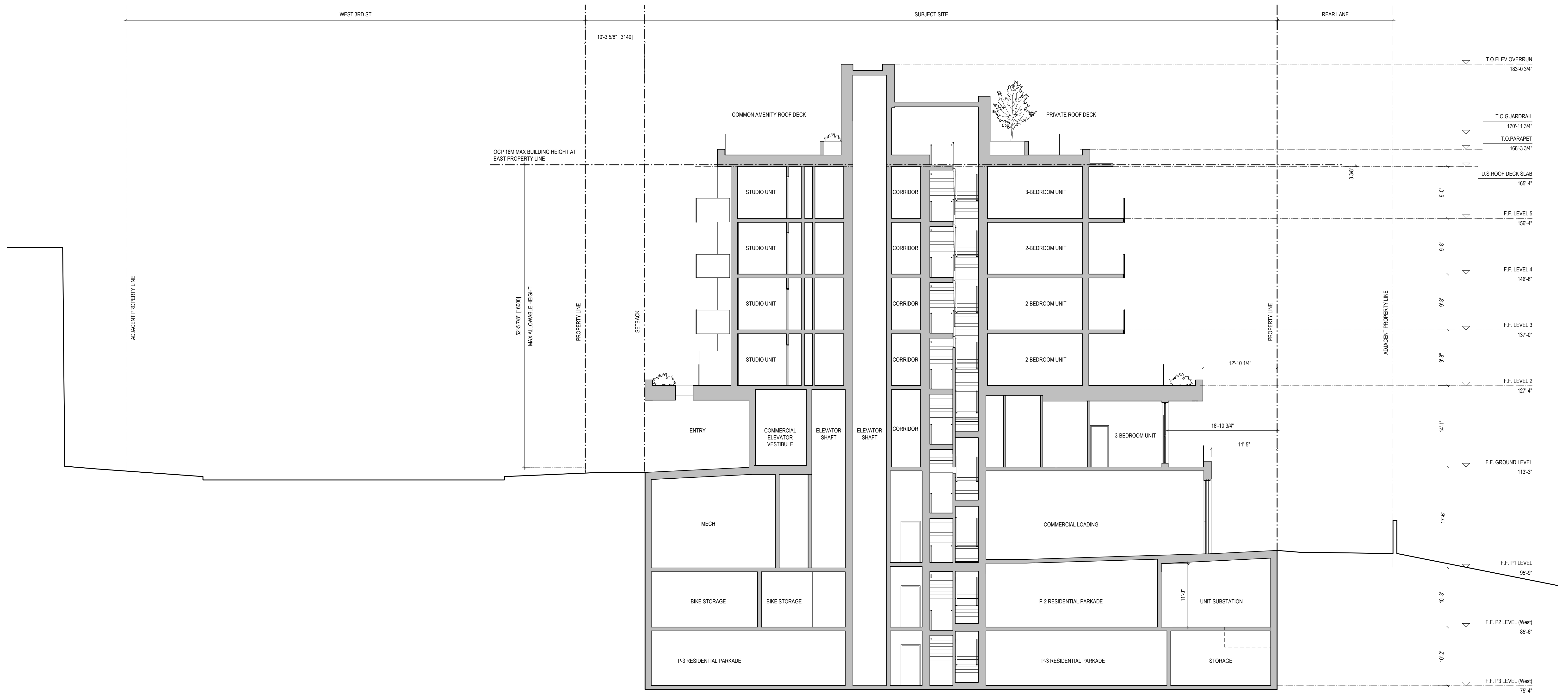
FINISH LEGEND	
GL-1	GLASS, CLEAR COLOUR
GL-2	GLASS, GREY COLOUR
MET-1	METAL, DARK GREY COLOUR
MET-2	METAL, LIGHT GREY COLOUR
BRICK	BRICK, LIGHT GREY COLOUR
CONC	CONCRETE
LVR	METAL LOUVRE, DARK GREY COLOUR



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

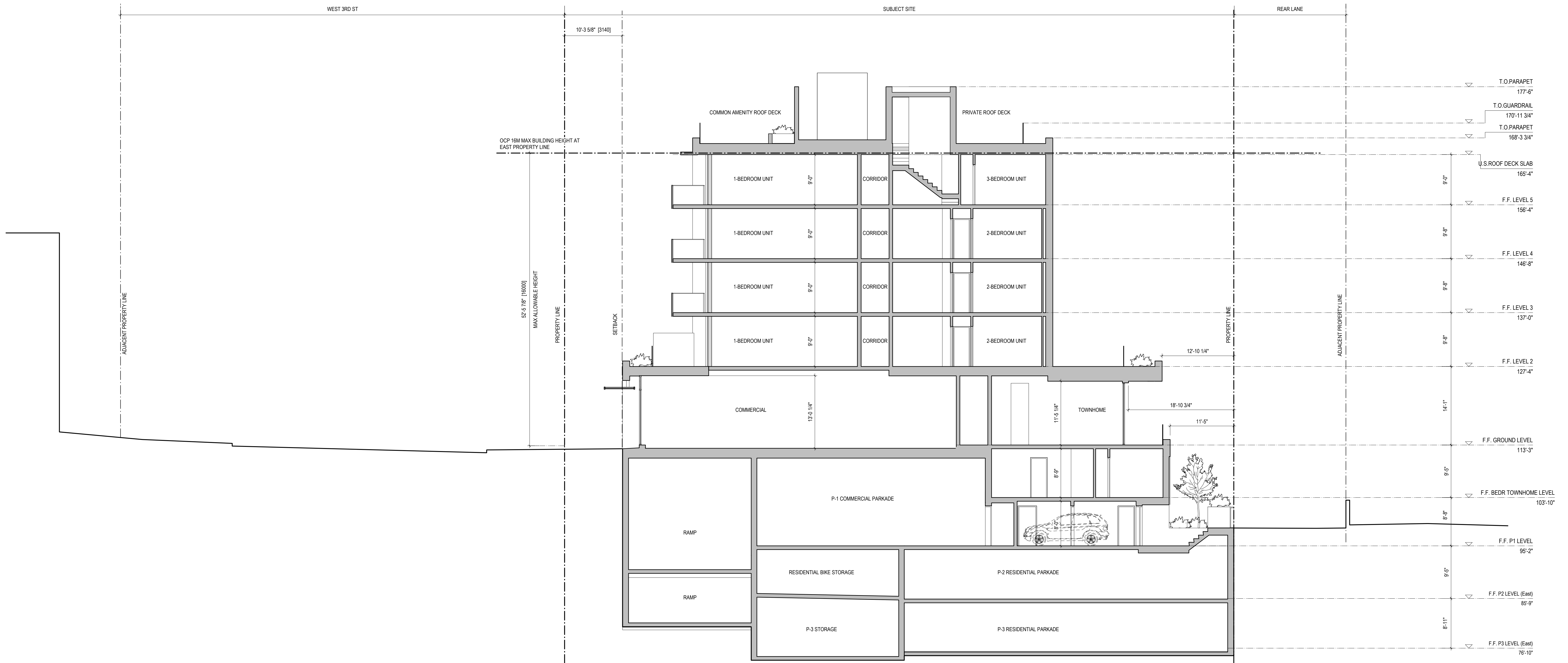


1 Site Section - West SROW - Portal East
1/8" = 1'-0"

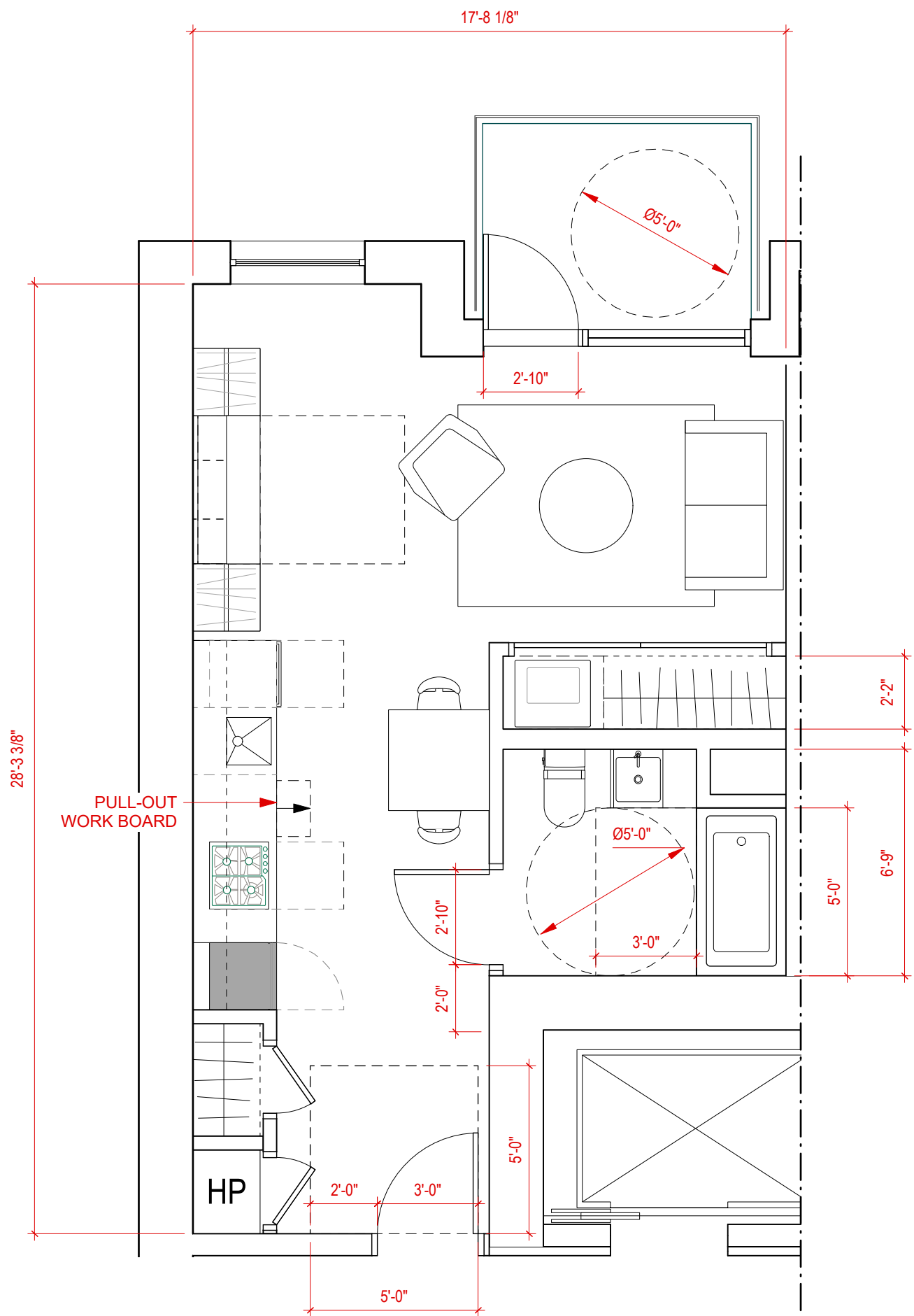


1 Site Section - Loading
1/8" = 1'-0"

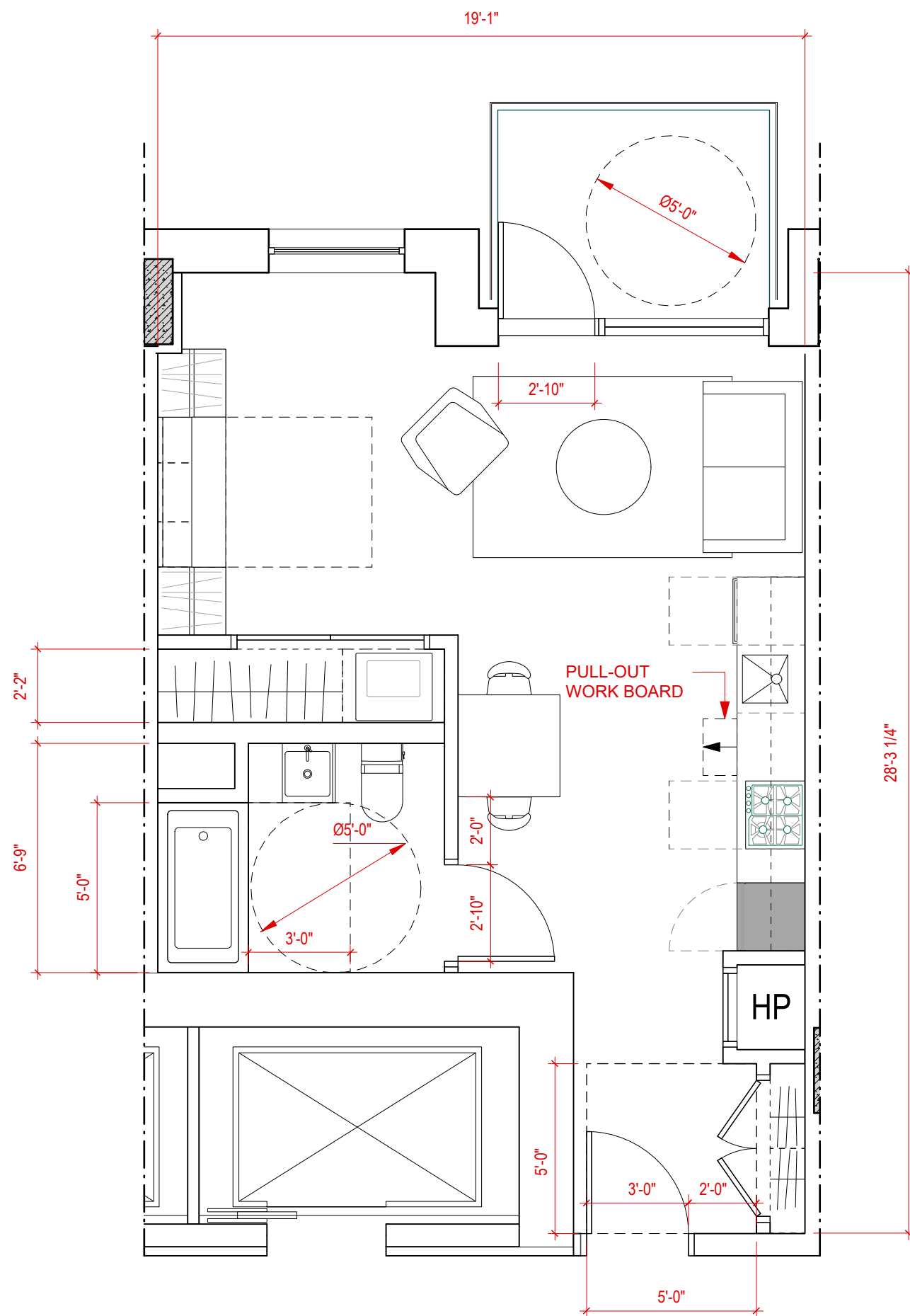
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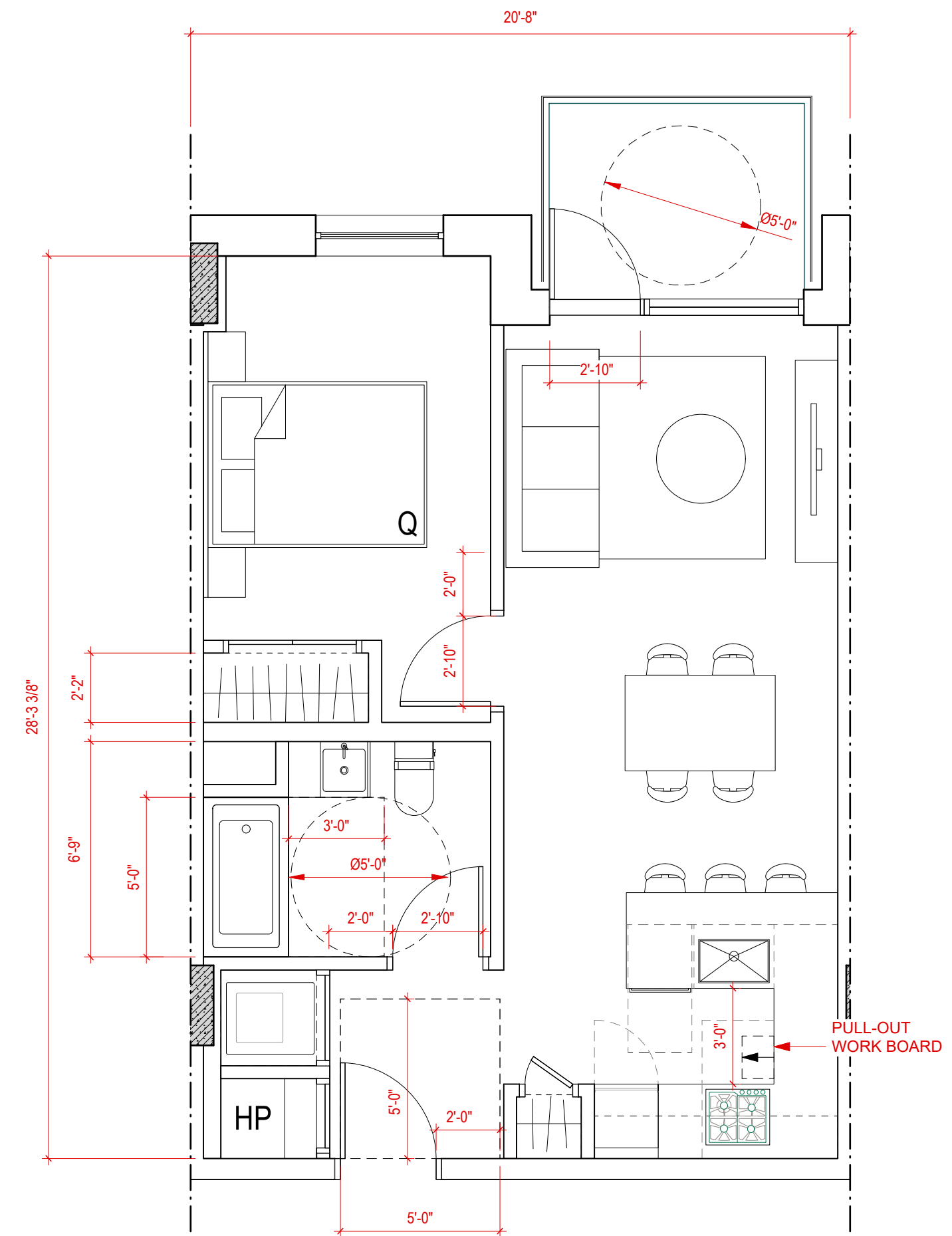
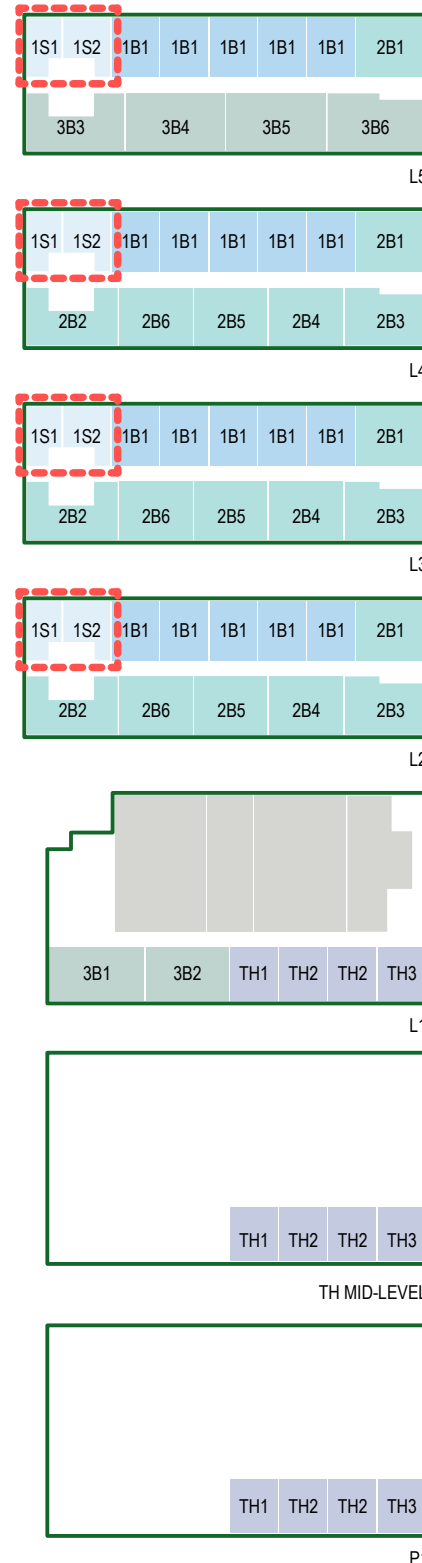
1 Site Section - Townhomes
1/8" = 1'-0"



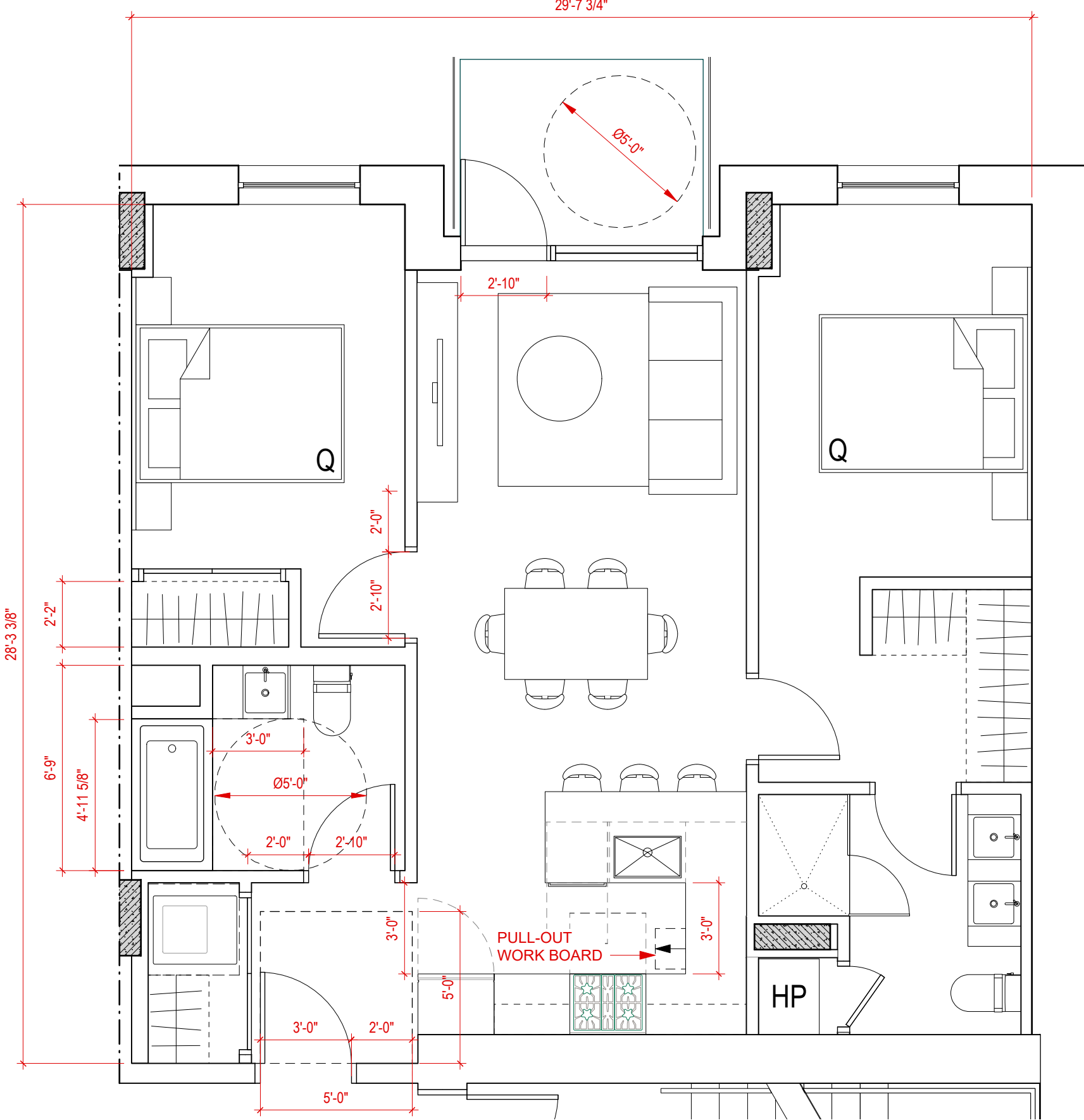
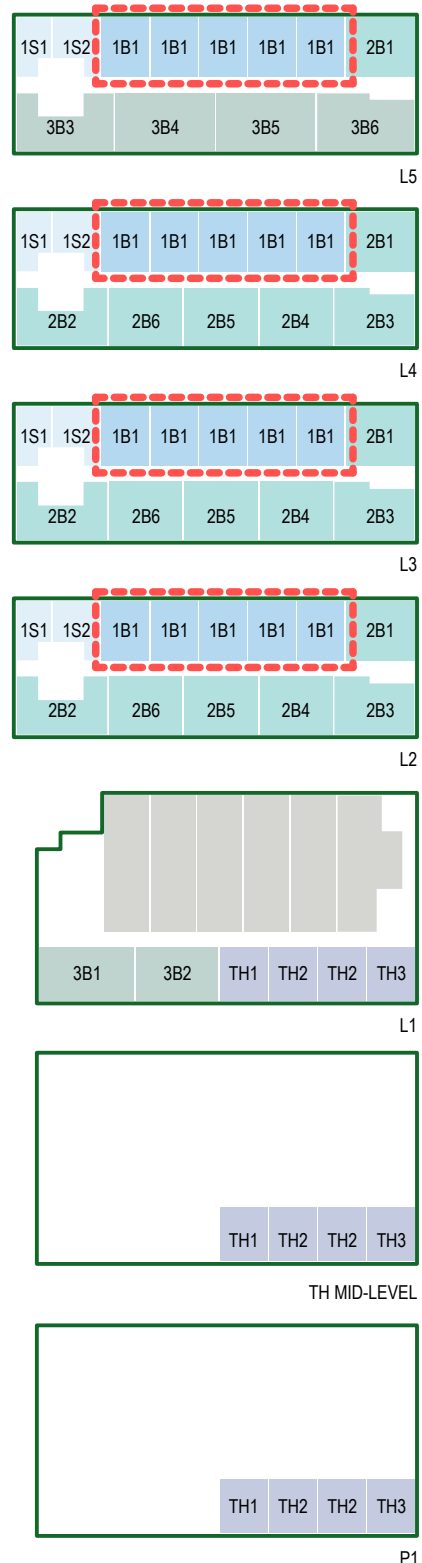
1 1S1 - 439 sf
1/4" = 1'-0"



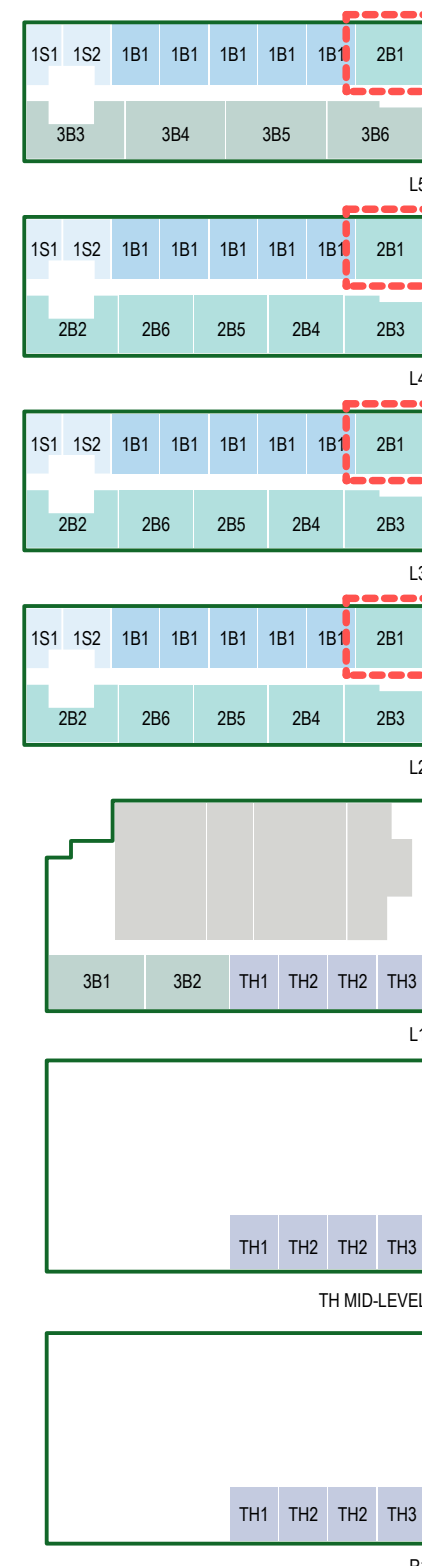
2 1S2 - 456 sf
1/4" = 1'-0"



3 1B1 - 576 sf
1/4" = 1'-0"



4 2B1 - 835 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') LENGHT)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESIBLE 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:

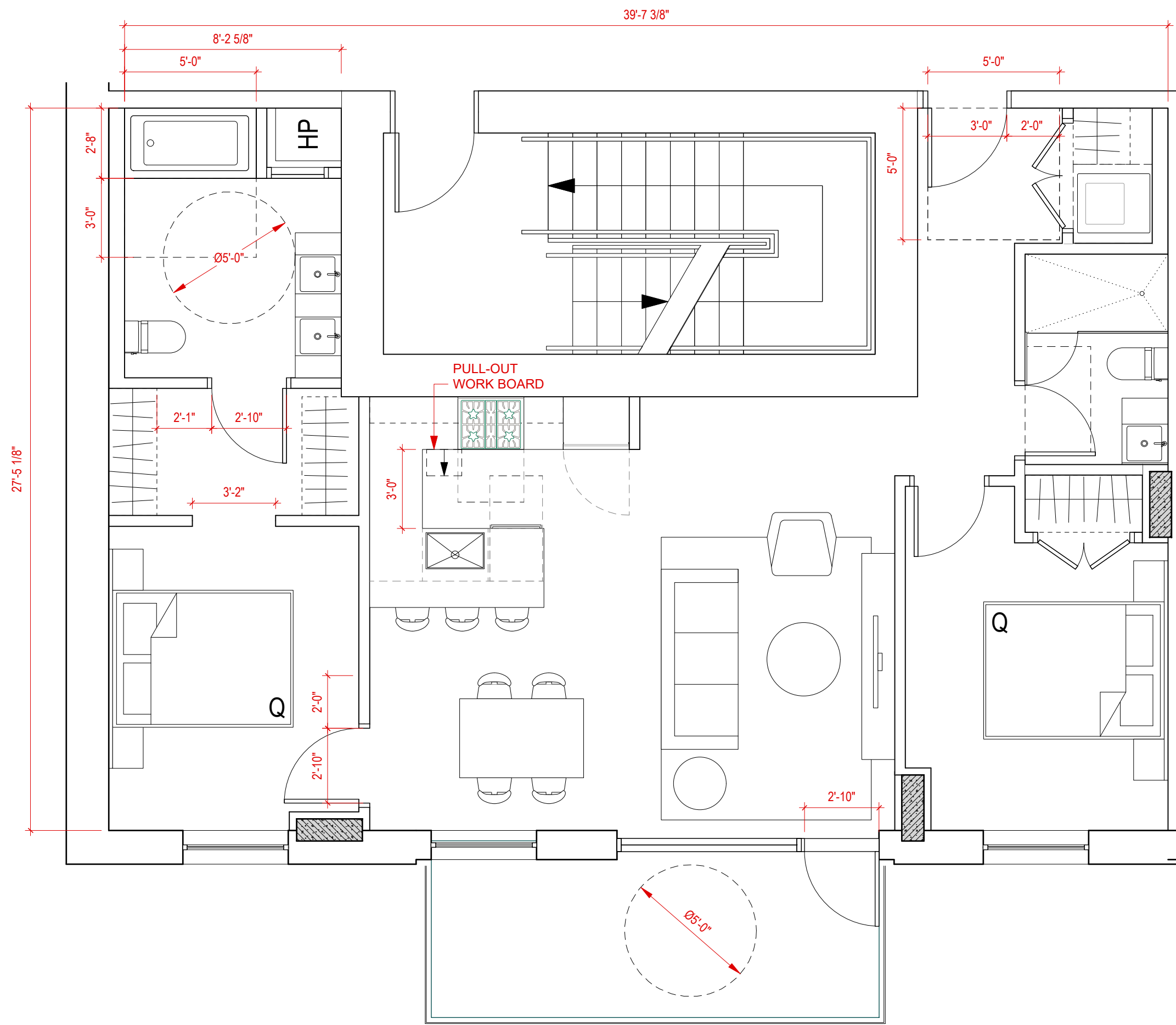
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

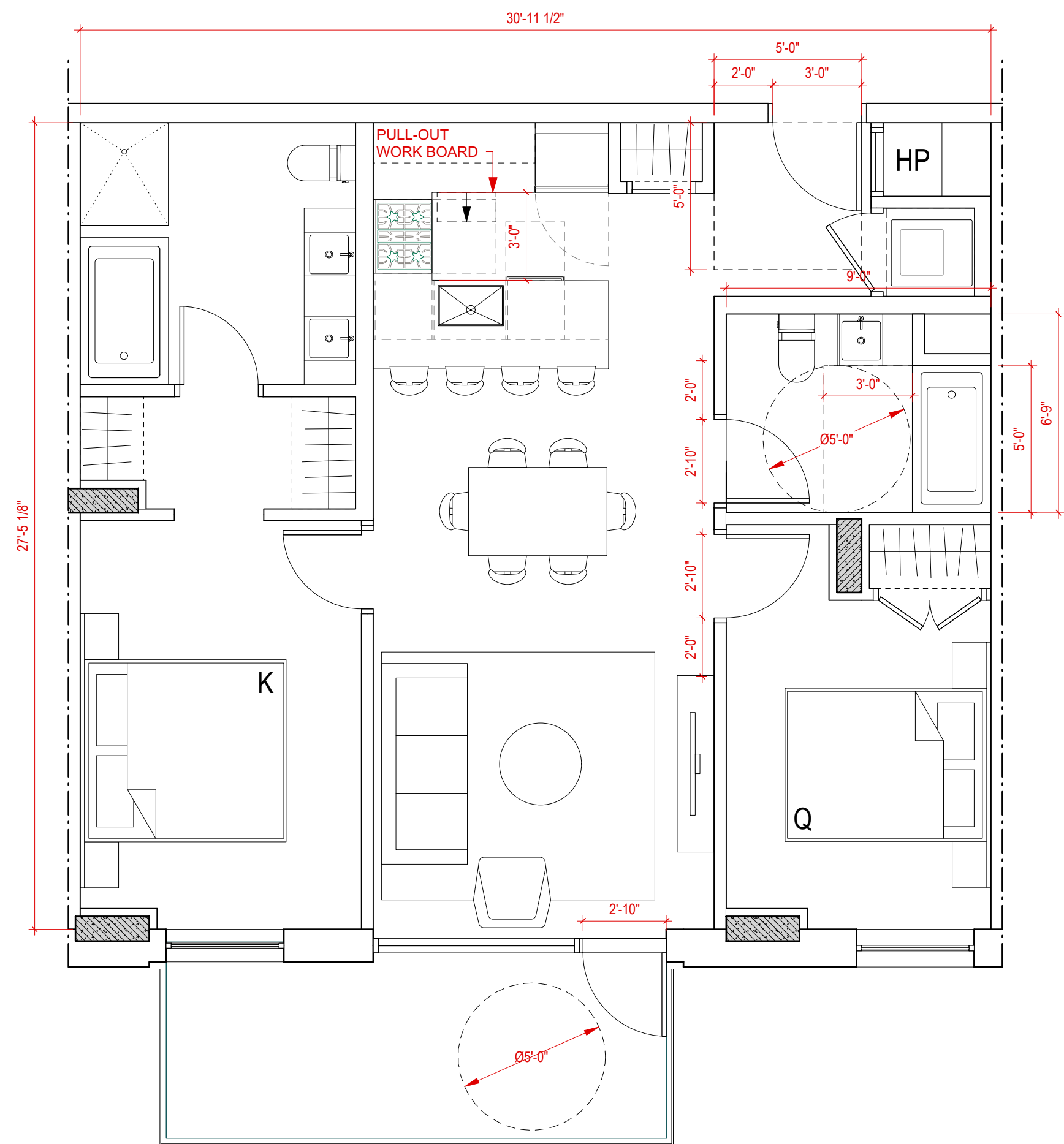
- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
- MIN. 1520mm (5') TURNING RADIUS.

WINDOWS:

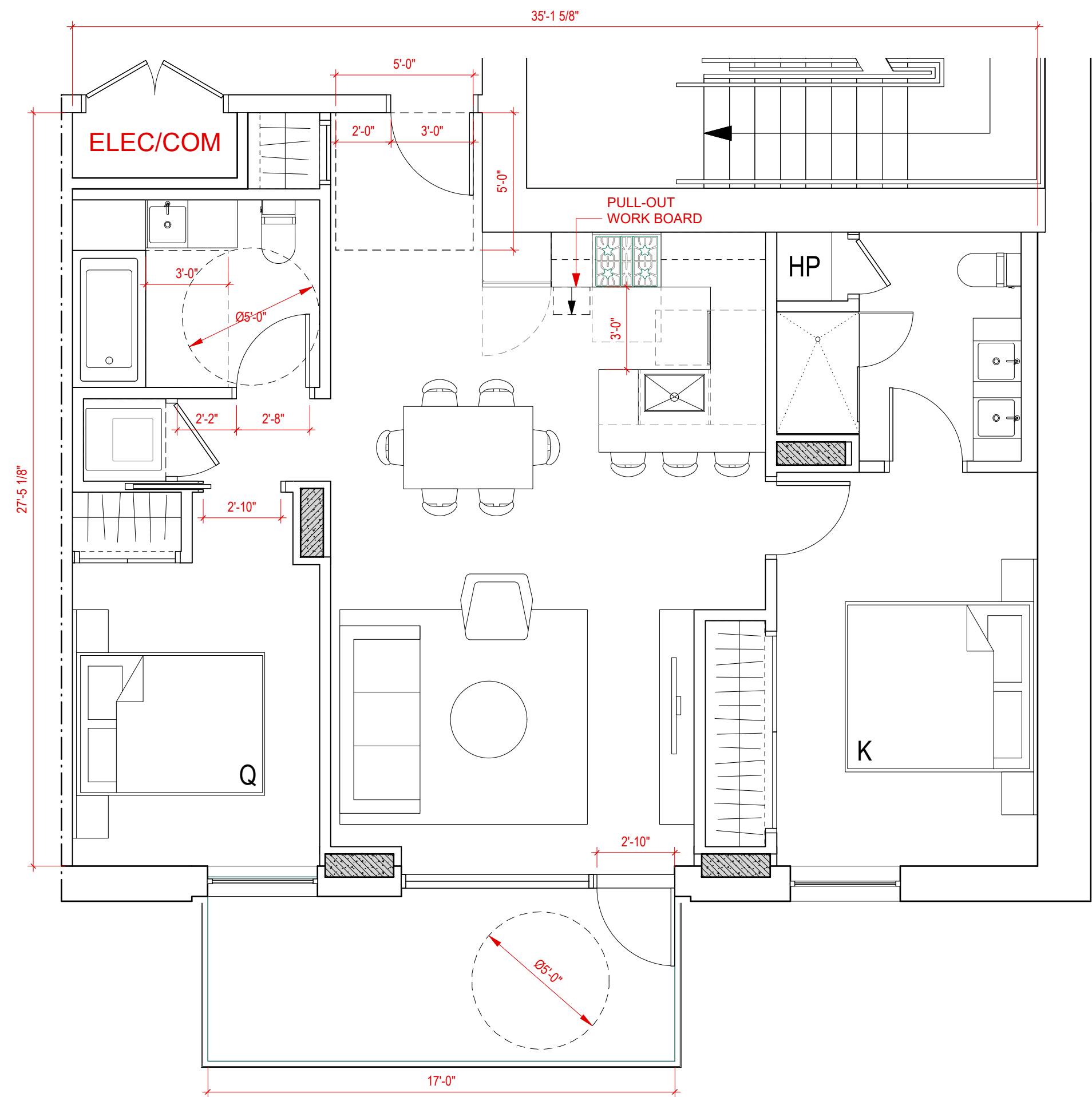
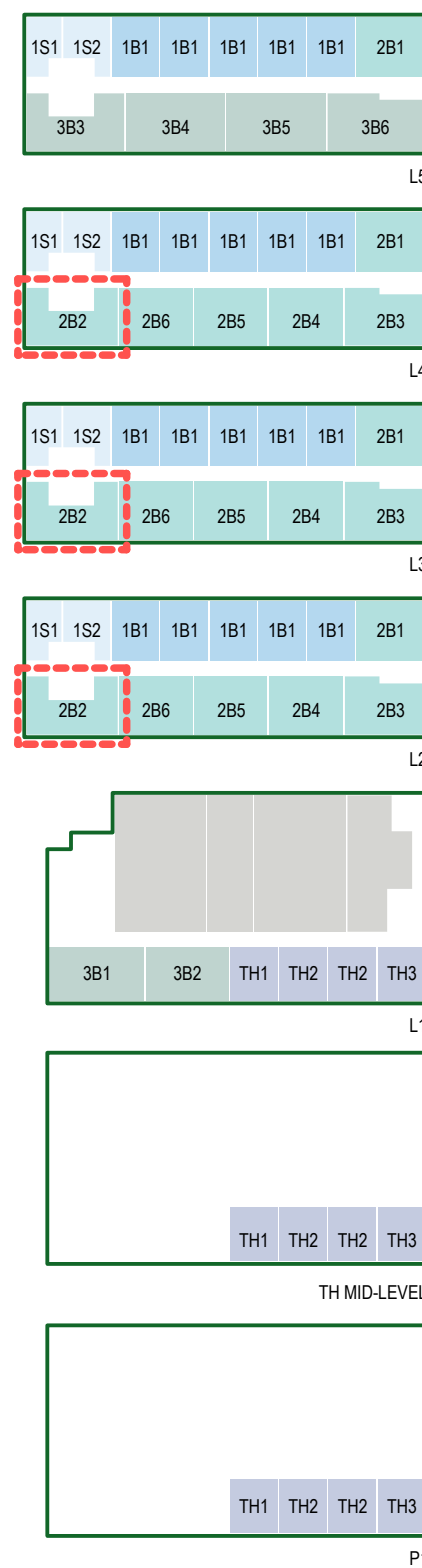
- OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
- PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR



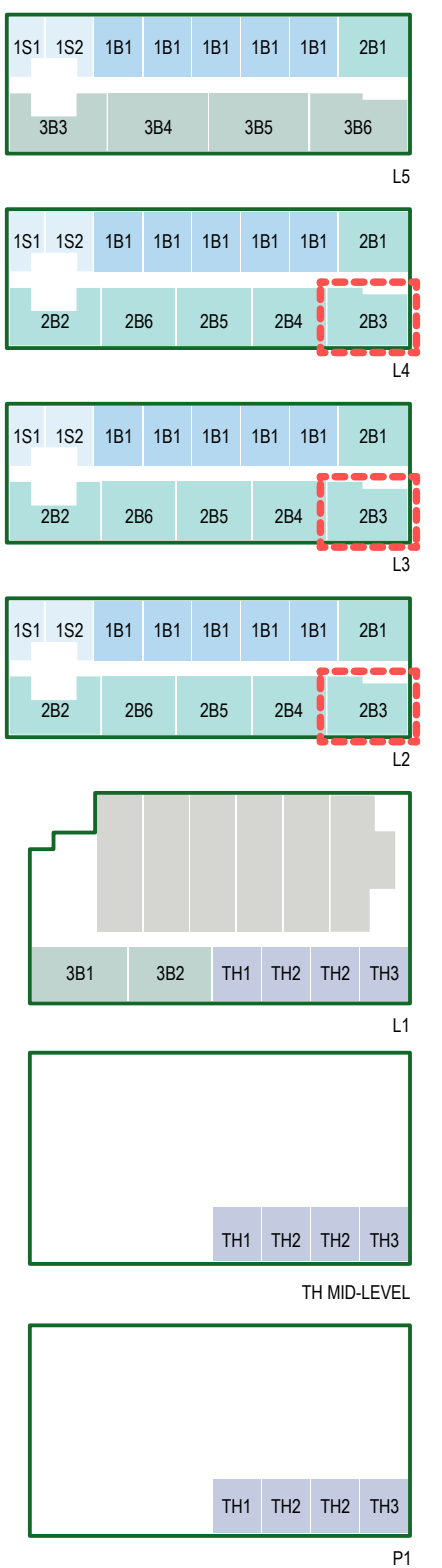
1 2B2 - 916 sf
1/4" = 1'-0"



3 2B4 - 894 sf
1/4" = 1'-0"



2 2B3 - 898 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 OD 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') LENGHT)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESIBLE 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:

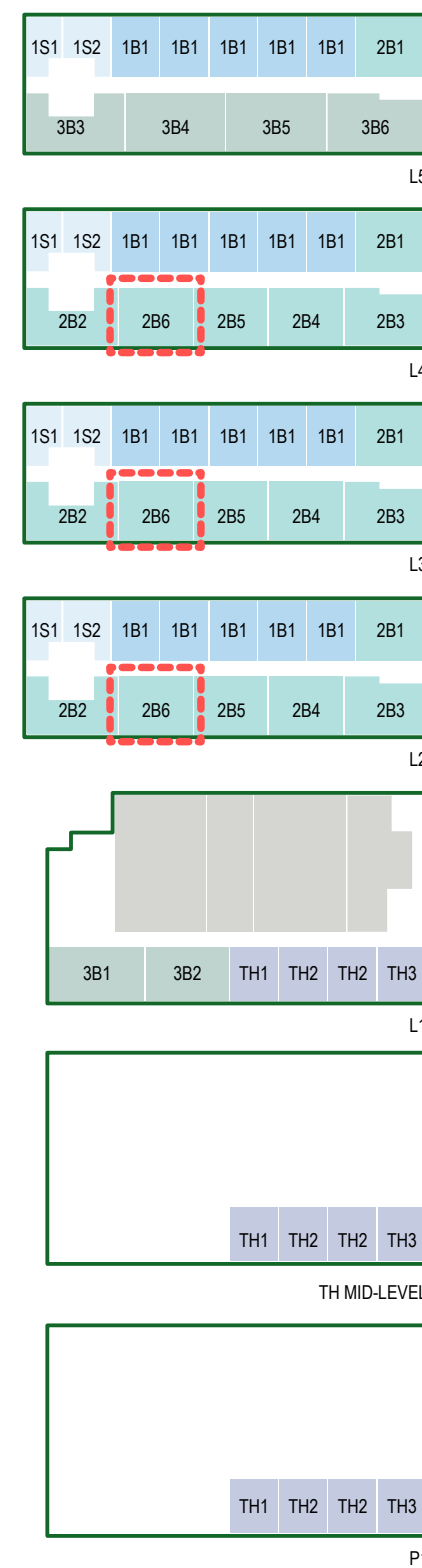
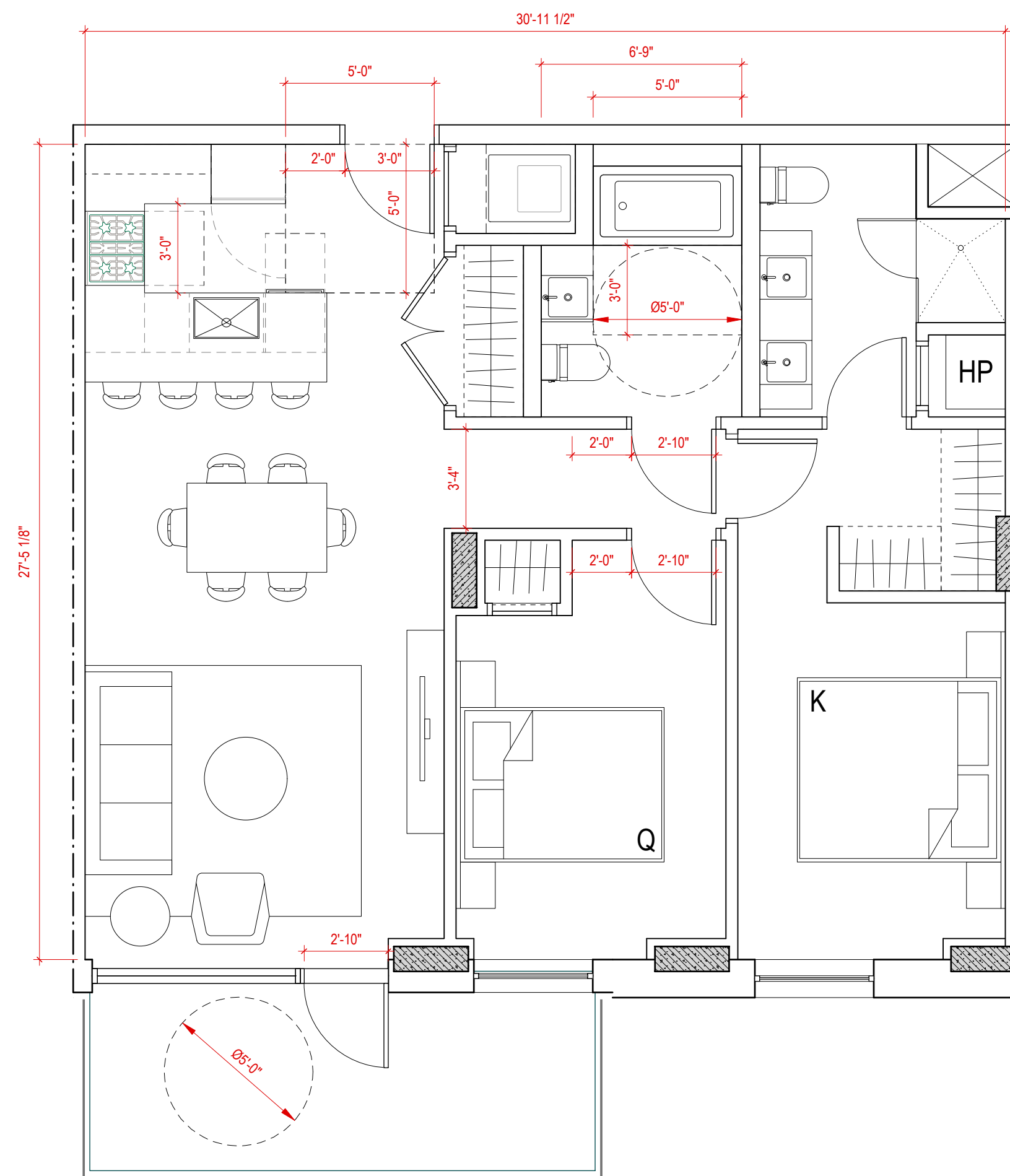
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

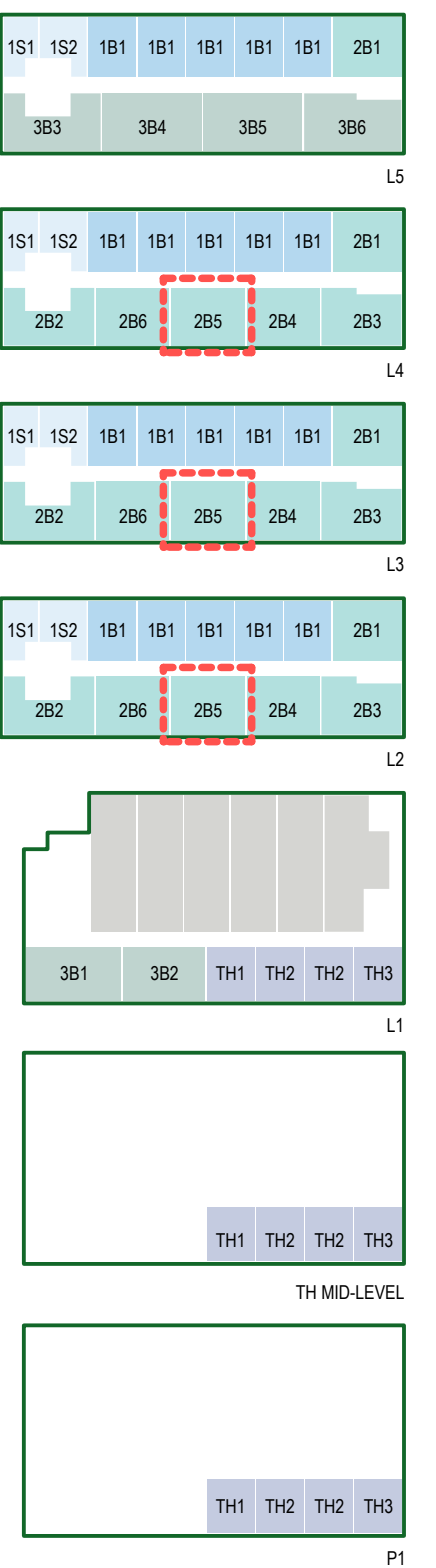
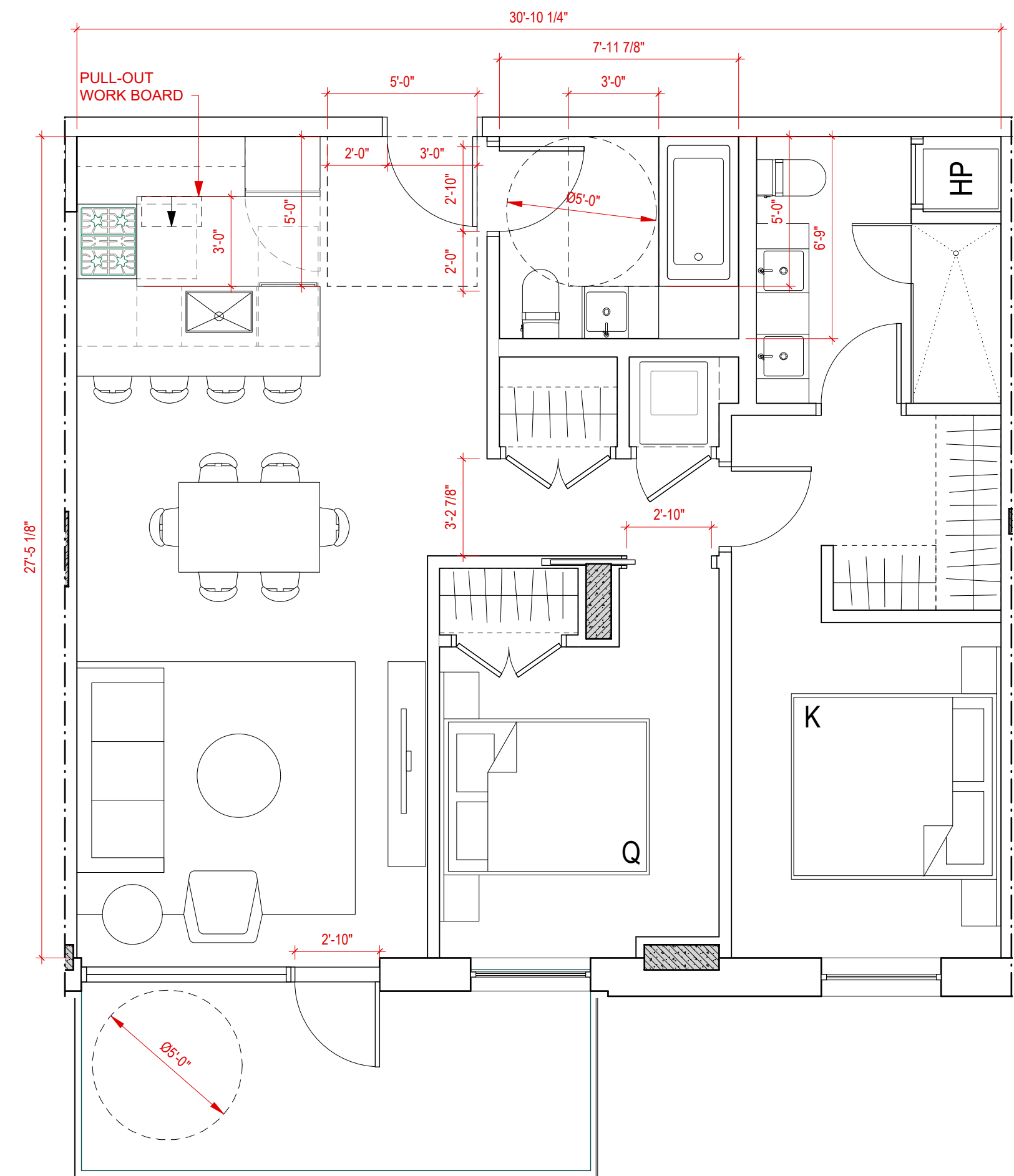
- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
- MIN. 1520mm (5') TURNING RADIUS.

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



1 $\frac{2B6 - 884 \text{ sf}}{1/4" = 1'-0"}$



2 $\frac{2B5 - 890 \text{ sf}}{1/4" = 1'-0"}$

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') LENGHT)

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

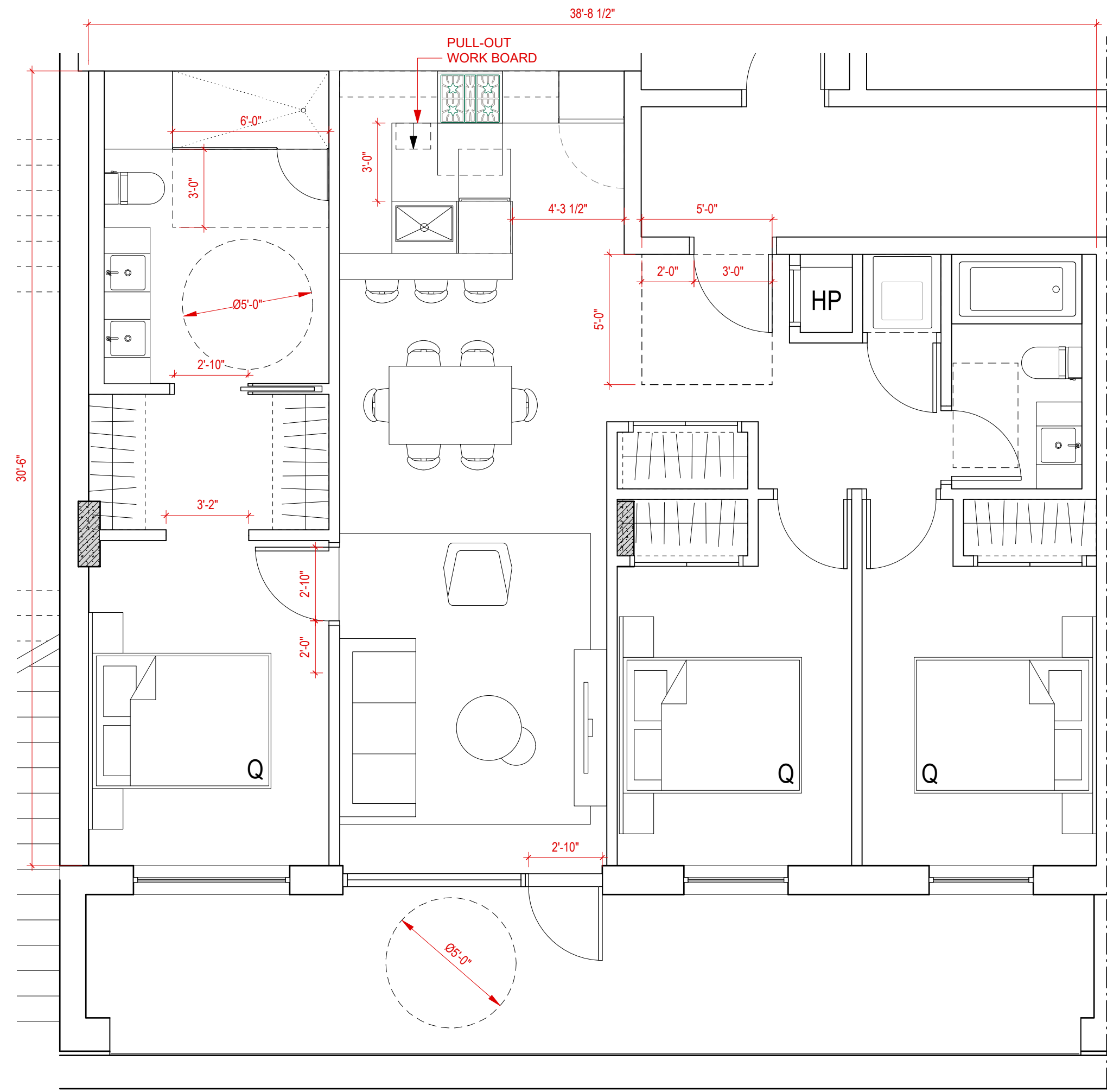
PATIO/BALCONY REQUIREMENTS:

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.

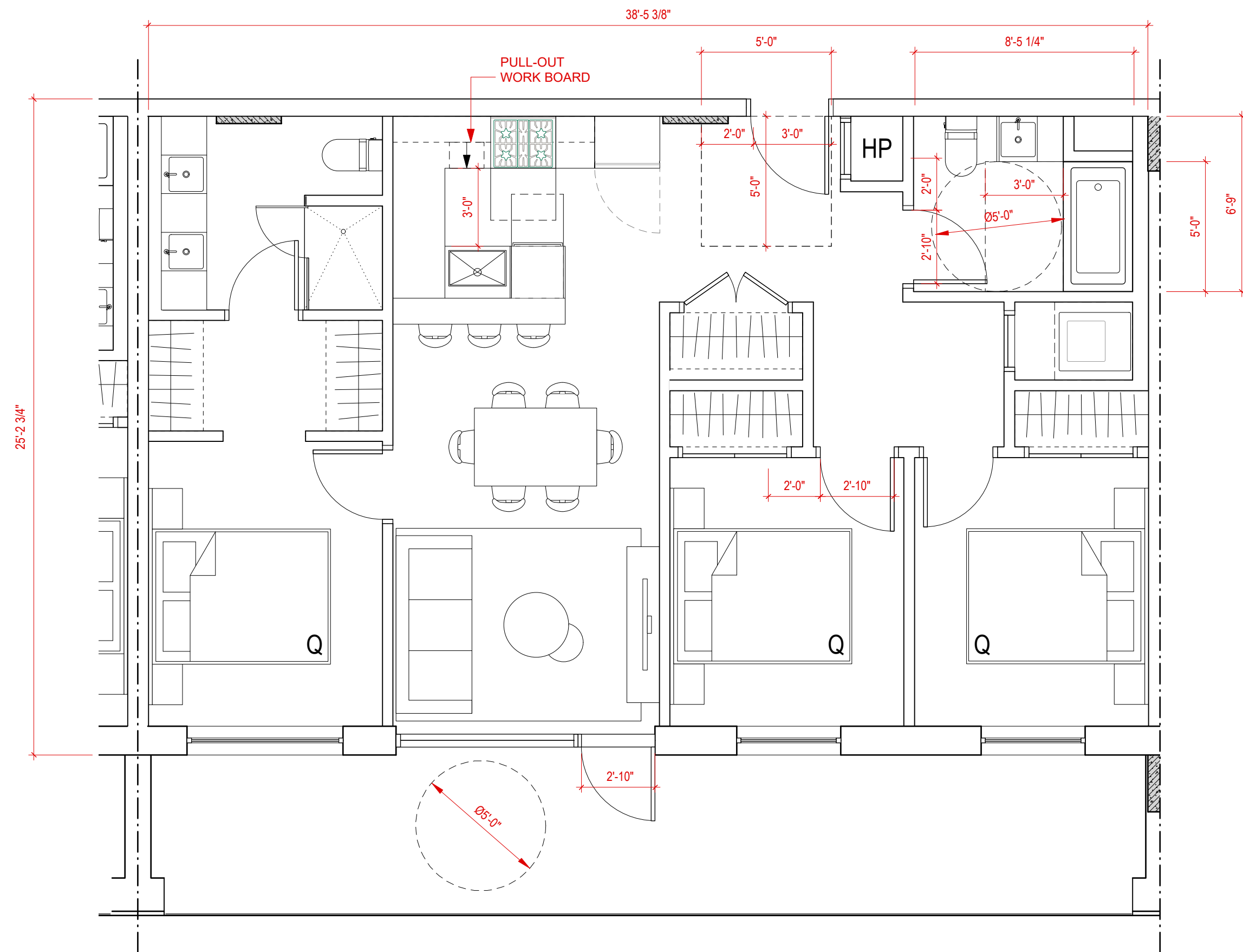
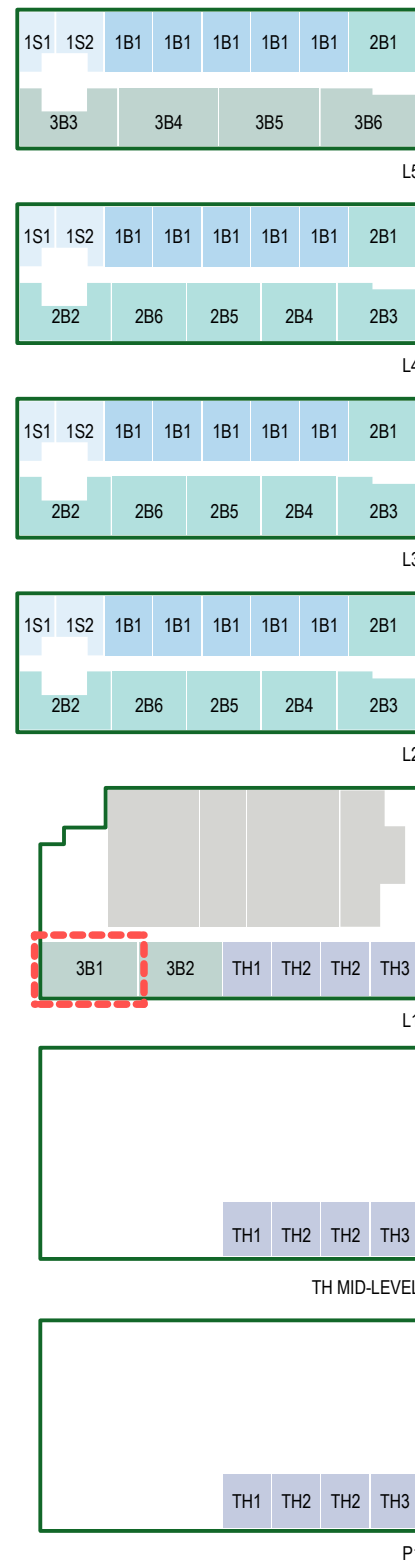
WINDOWS:

OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR

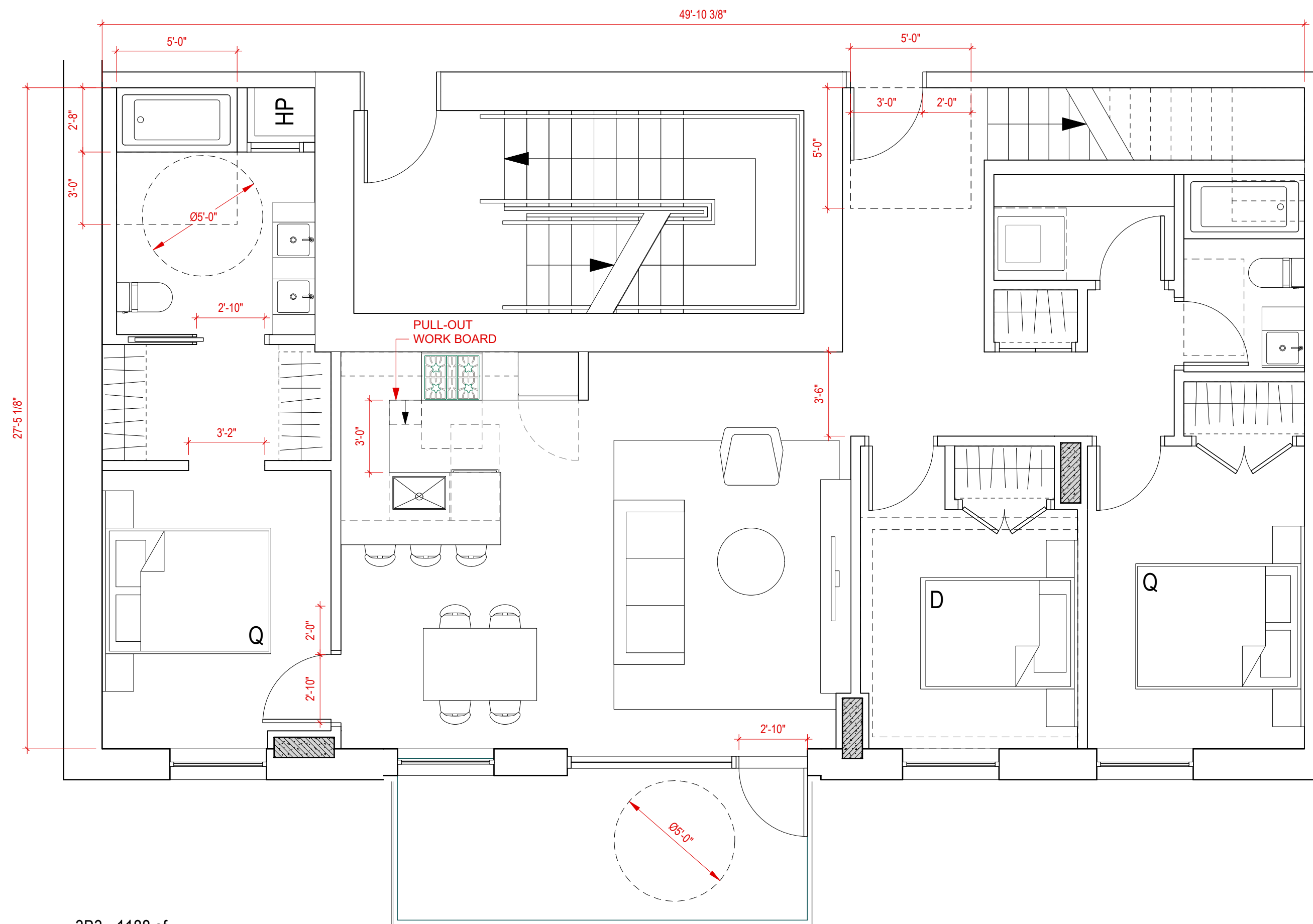
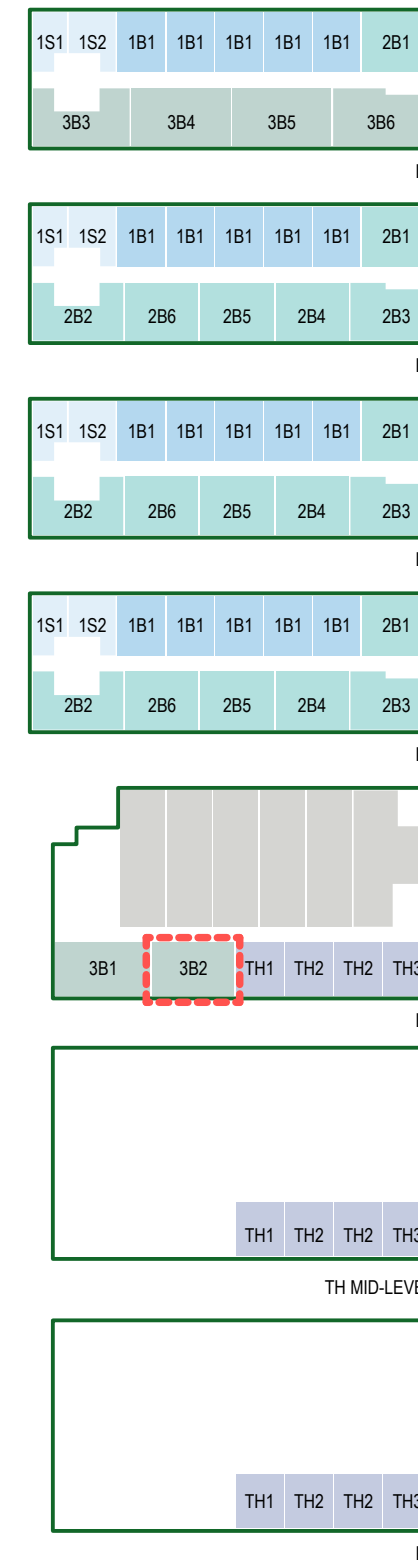
PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR



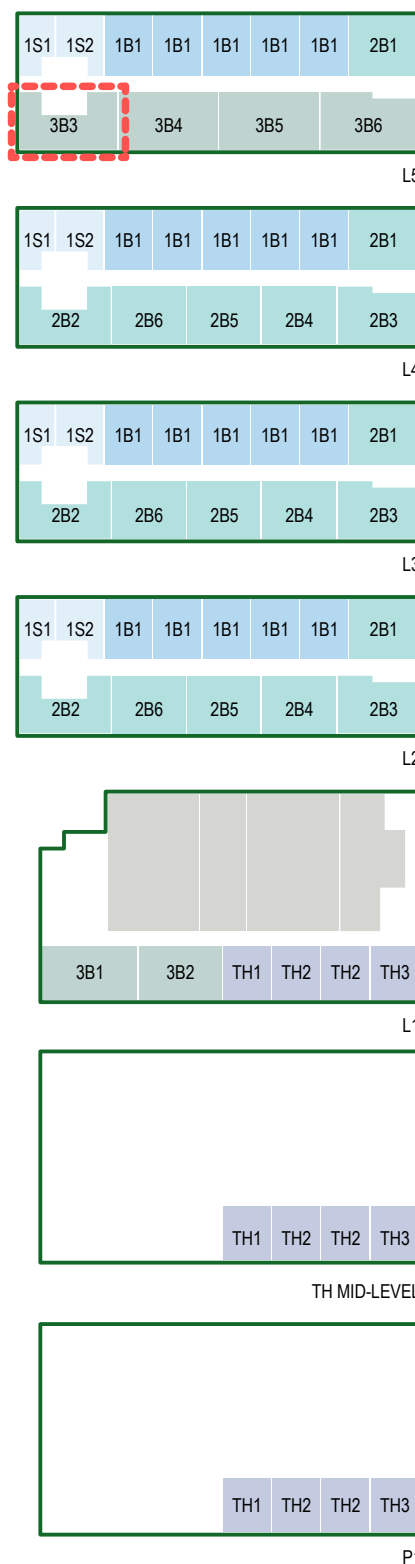
1 3B1 - 1093 sf
1/4" = 1'-0"



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



3 3B3 - 1188 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') LENGHT)
- PROVIDE TURNING RADIUS WITHIN BATHROOM
- 915 mm CLEARANCE ALONG FULL LENGTH OF TUB
- ACCESIBLE 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:

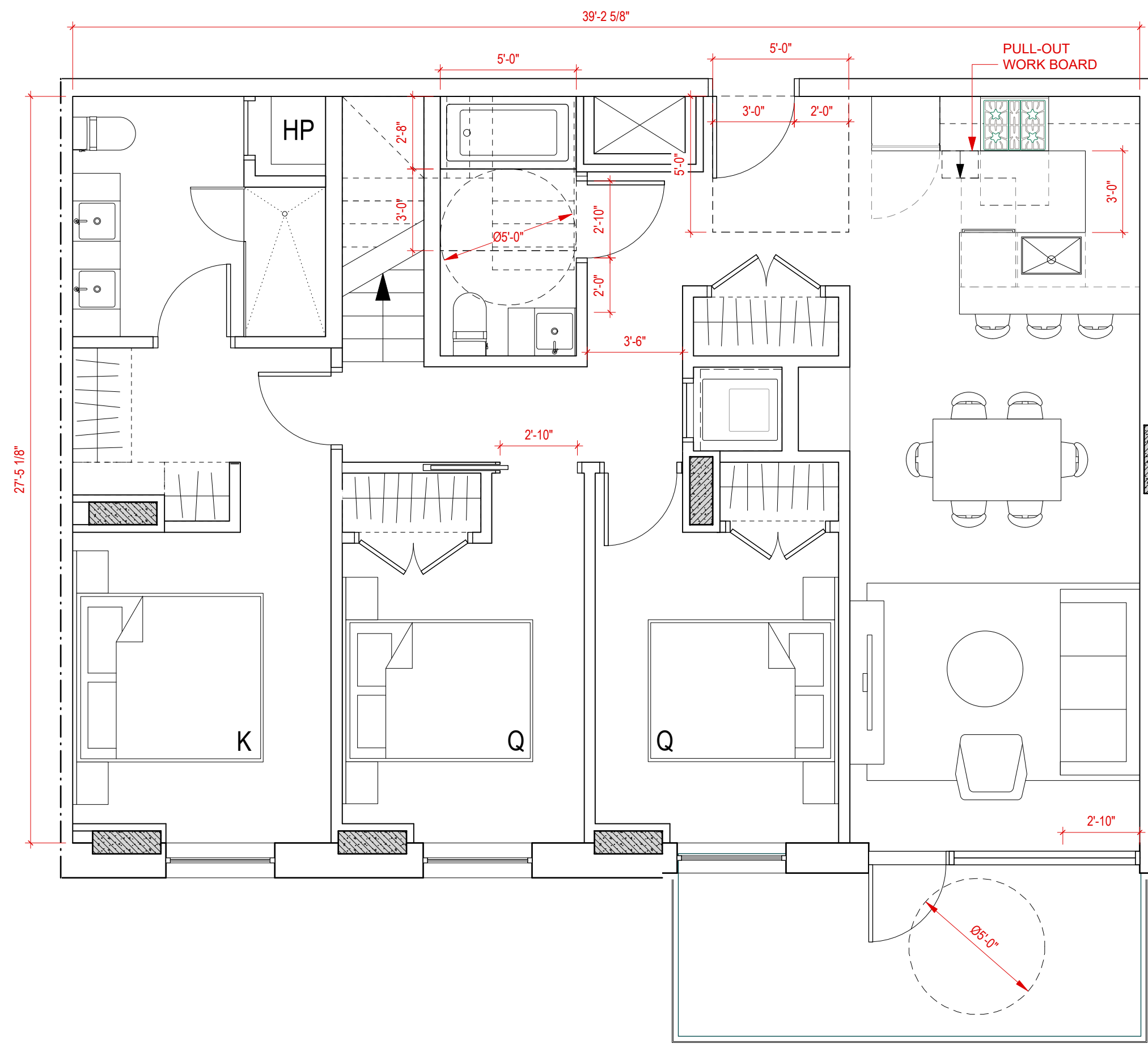
- CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- PULL OUT WORK BOARDS AT 810mm (2'-8") HEIGHT

PATIO/BALCONY REQUIREMENTS:

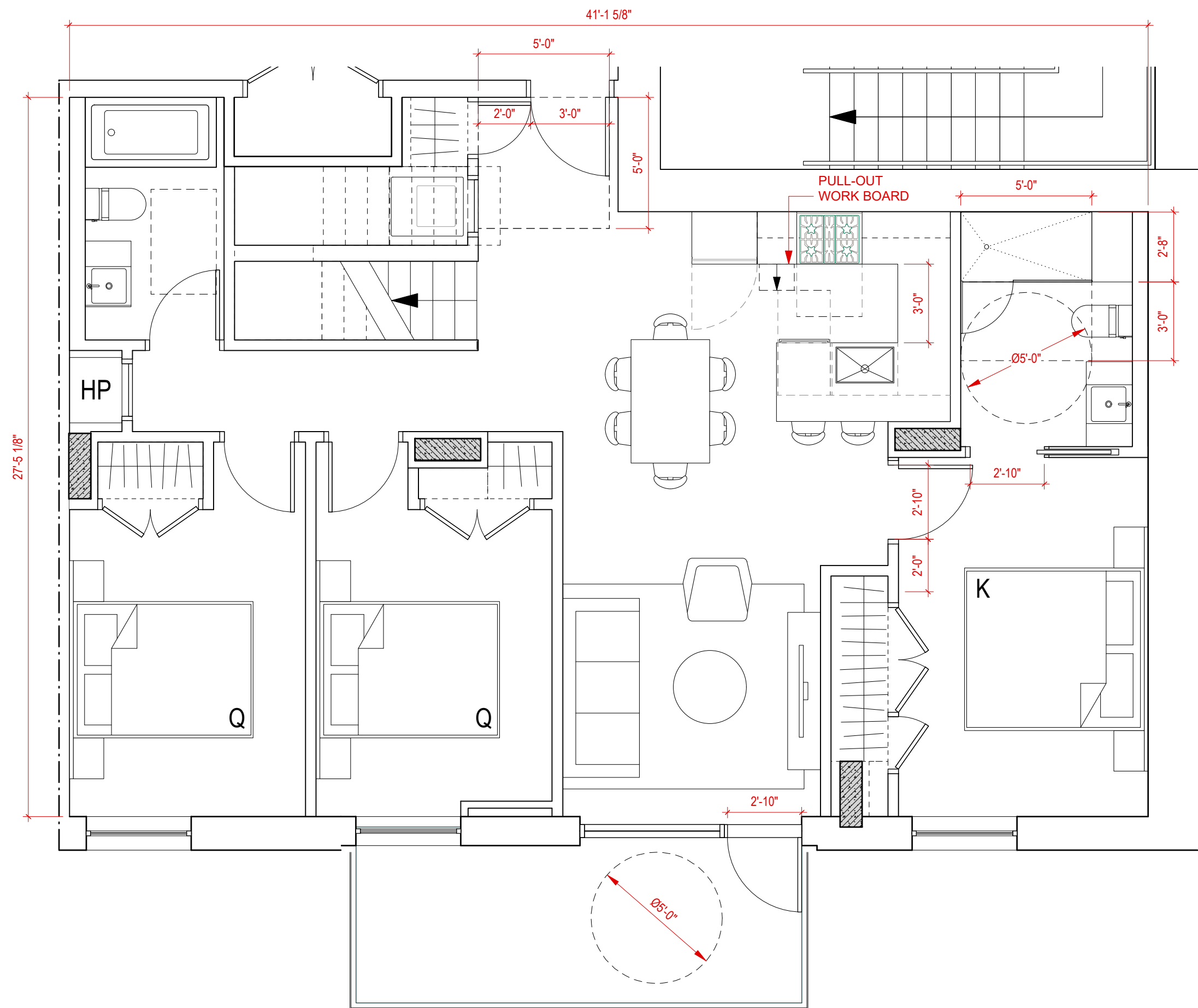
- MIN. ONE DOOR 860 mm (2'-10") CLEAR OPENING.
- MIN. ONE BALCONY DOORSILL WITH MAX 13 mm (1/2") THRESHOLD.
- MIN. 1520mm (5') TURNING RADIUS.

WINDOWS:

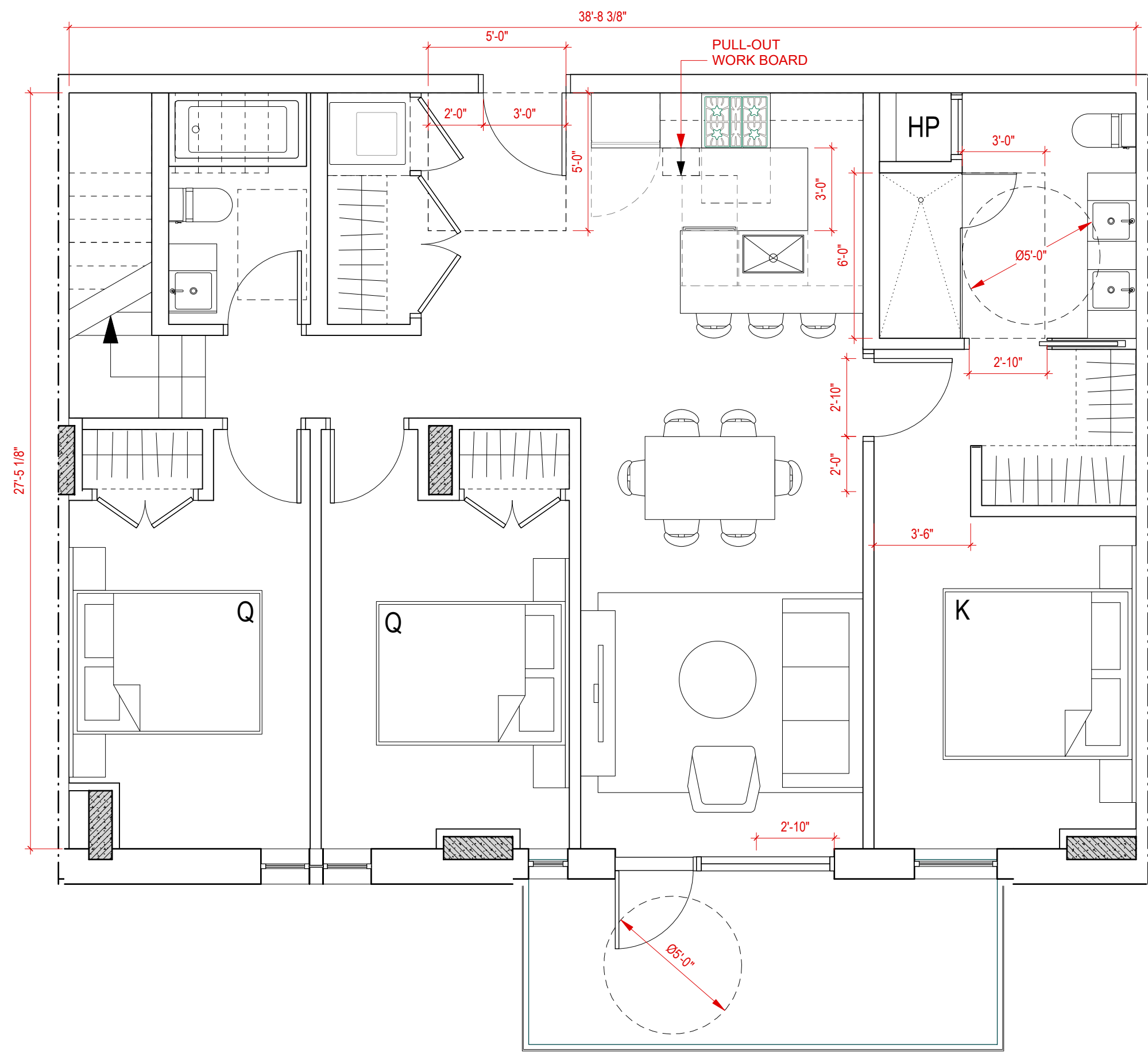
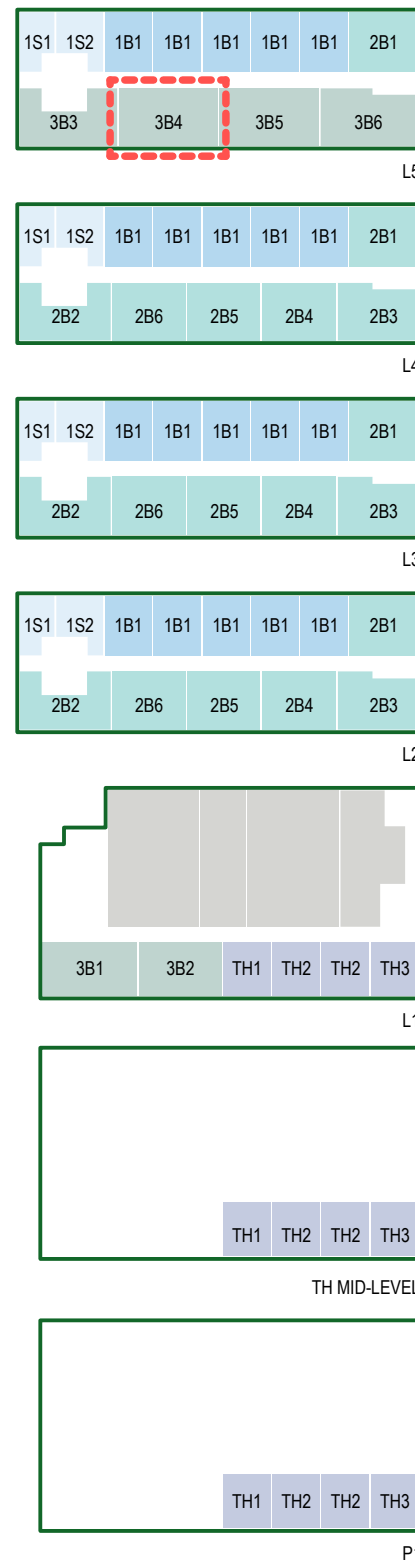
- OPENING MECHANISM MAX 1168mm (46") ABOVE FLOOR
- PROVIDE MIN 1800mm (6') HORIZONTAL WINDOWS IN LIVING ROOM, DINING ROOM AND MIN ONE BEDROOM WHERE SILLS ARE NOT MORE THAN 750mm (2'-6") ABOVE FLOOR



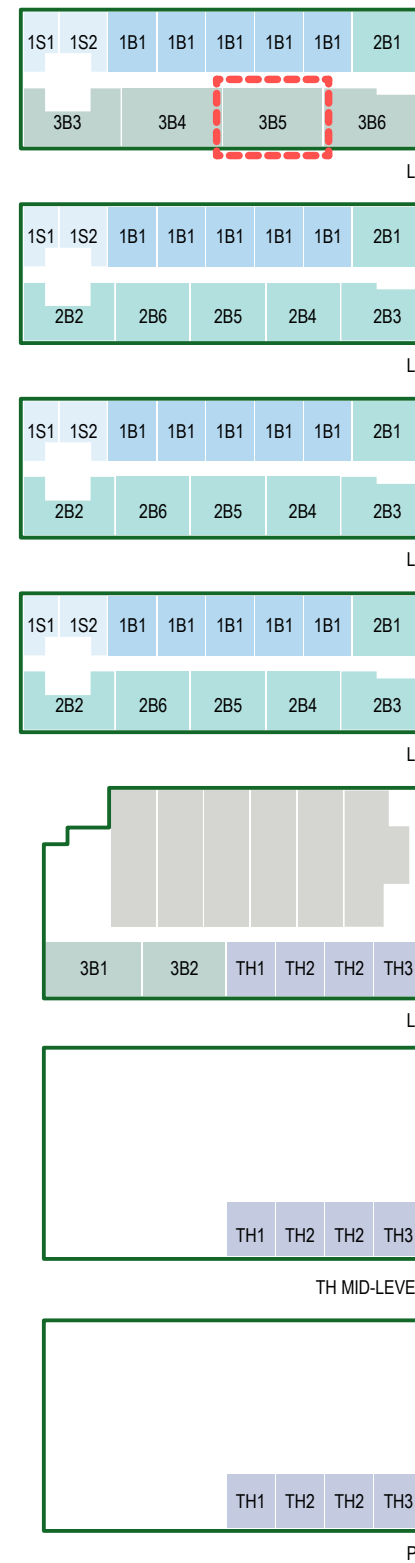
1 3B4 - 1115 sf
1/4" = 1'-0"



3 3B6 - 1069 sf
1/4" = 1'-0"



2 3B5 - 1112 sf
1/4" = 1'-0"



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ADAPTABLE KITCHEN LAYOUT:

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WINDOWS:

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- 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