

CITY OF NORTH VANCOUVER

ADAPTABLE DESIGN GUIDELINES

ILLUSTRATIONS : LEVELS ONE, TWO AND THREE

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ILLUSTRATIONS: ADAPTABLE DESIGN GUIDELINES

A. Building Access

1. Disability Parking Spaces page 1
Building Lobby Access from Parking – Levels One, Two and Three
2. Accessible Buttons and Pulls – Levels One, Two and Three page 2

B. Common Areas

1. Accessible Mailboxes – Levels Two and Three page 3

C. Circulation

1. Corridors and Doorways – Levels One, Two and Three page 4

D. Doors

1. Pocket Doors – Levels Two and Three page 5

E. Kitchen Layouts

1. Level Two: Design Elements and Fixture and Finishes page 6
2. Level Three: Design Elements and Fixture and Finishes page 7

F. Bathroom

1. Wall Reinforcement and Plumbing Fixtures – Levels One, Two and Three page 8
2. Level Two: Design Elements and Fixtures and Finishes page 9
3. Level Three: Design Elements and Fixtures and Finishes page 10

G. Bedroom

1. Level Three: Design Elements page 11

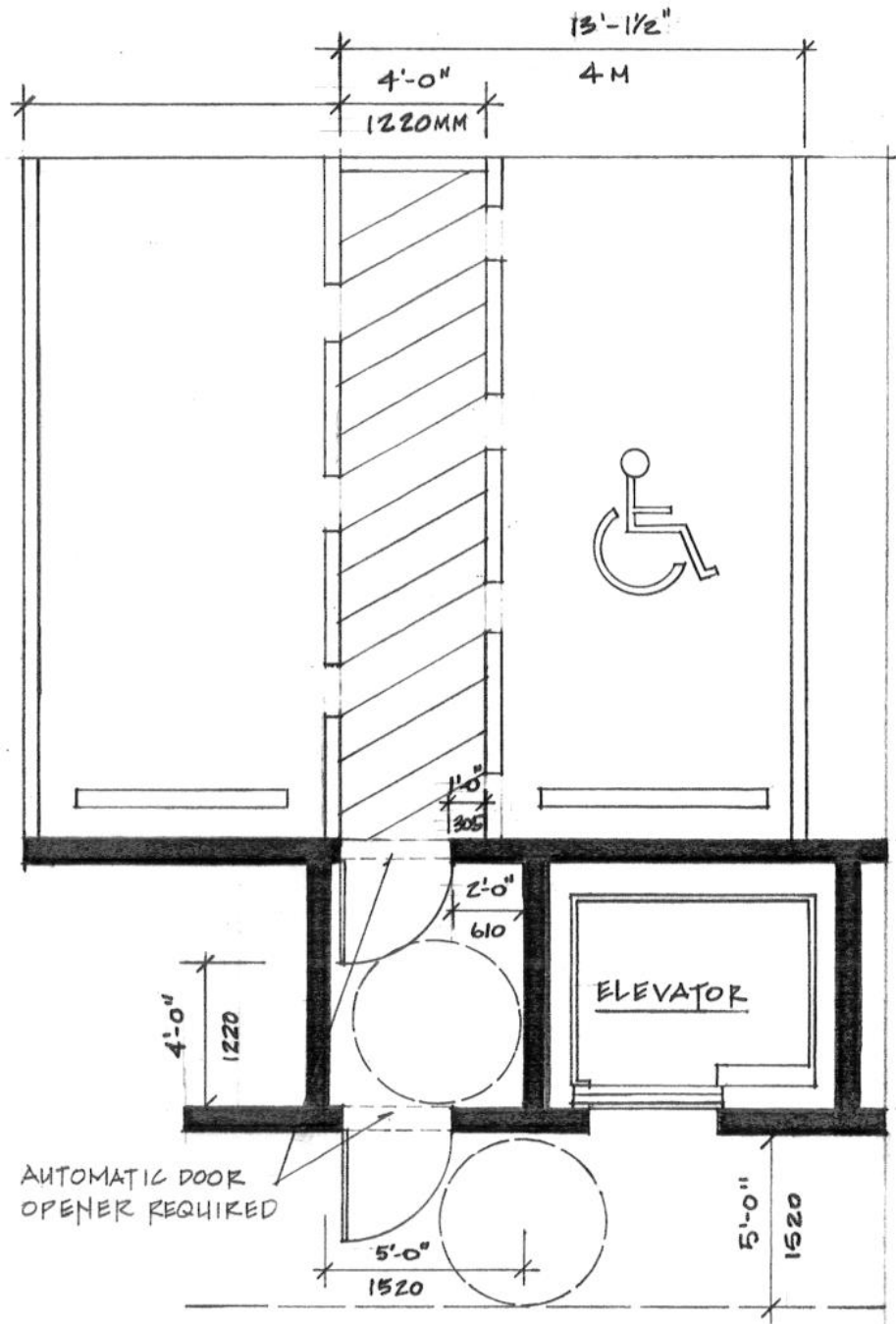
A. BUILDING ACCESS

1. Disability Parking Spaces
2. Building Lobby Access from Parking

Levels One, Two and Three

- Unobstructed access from parking levels containing accessible parking (5' or 1520mm Corridors; 2' or 610mm clear wall space adjacent to door latch)
- Disability Parking Spaces
13' 1 1/2" or 4m wide stall achieved by utilizing an adjoining walkway 4'0" or 1200m wide

Disability Parking and Accessible Lobby Access

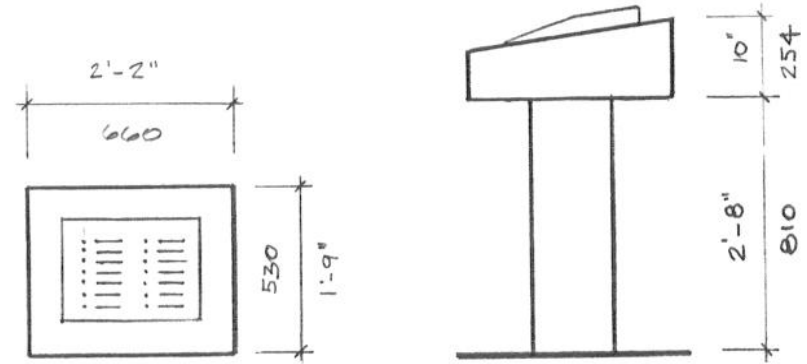


A. BUILDING ACCESS

3. Accessible Buttons and Pulls

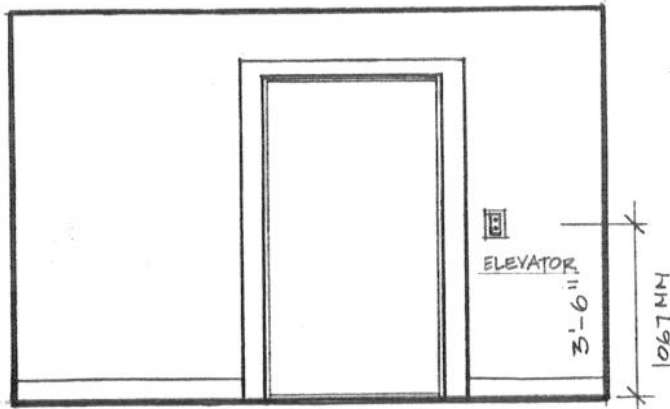
Levels One, Two and Three

- Accessible building enterphone, call buttons, and where provided, suite door bells

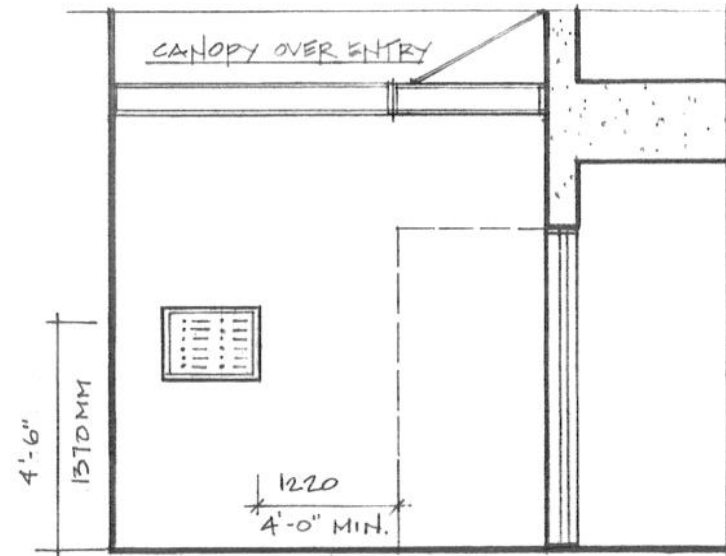


Pedestal Enterphone

Highest function to be no higher than 4'6" or 1370mm above the floor
Recommended height 3'8" or 1100mm



Accessible Call Buttons



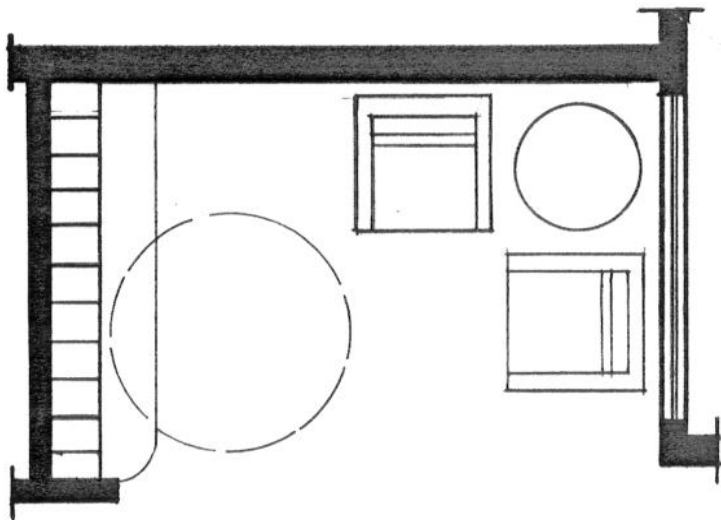
Wall Mounted Enterphone

B. COMMON AREAS

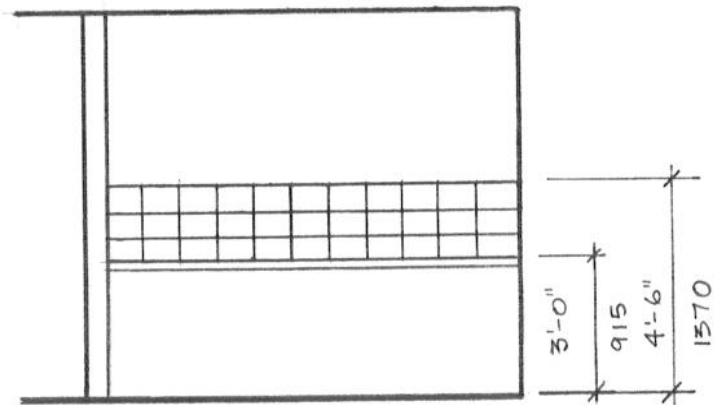
1. Accessible Mailboxes

Levels Two and Three

- Accessible mailboxes for all Adaptable Design Level 2 and 3 units and 5' or 1520mm turning radius in front



Accessible Mailboxes



Accessible Mailboxes Heights

C. CIRCULATION

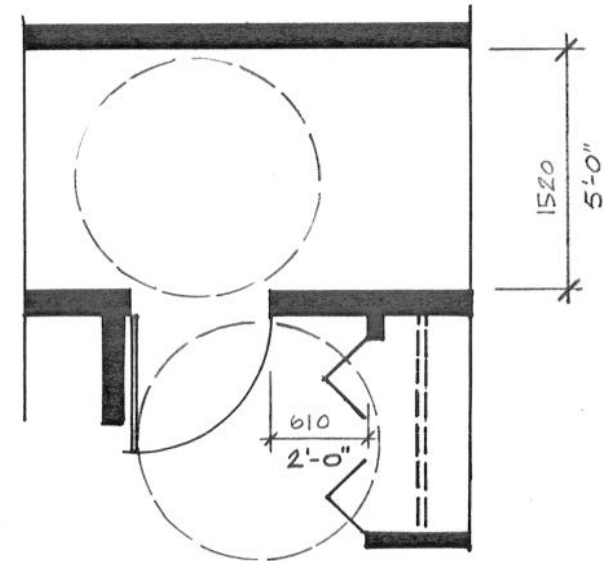
1. Corridors and Doorways

Level One

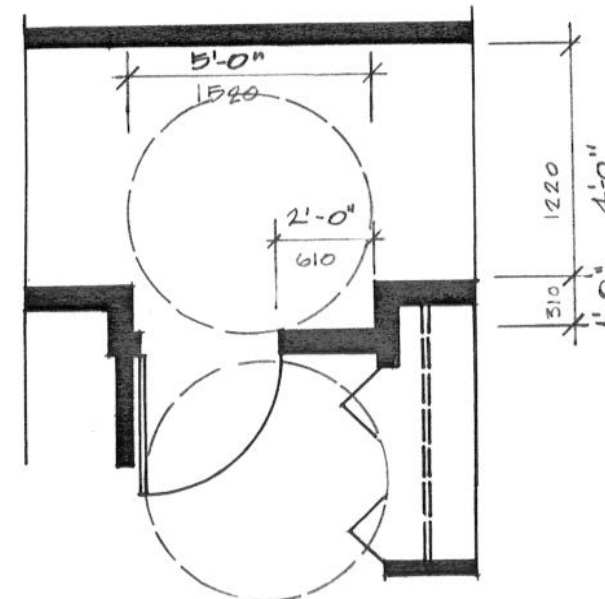
- Corridors minimum 4' or 1220mm wide (except for service access areas)

Levels Two and Three

- Corridors minimum of 4' or 1220mm wide (except for service access areas)
- Provide 5' or 1520mm turning radius inside and outside the entry corridor at each dwelling unit
- Provide automatic door opener or 2' or 610mm Clear wall space adjacent to door latch where door swings toward user (entry doors, bathroom bedrooms, patio / balcony, storage)



Entry: 5' or 1530mm Corridor



**Entry: 4' or 1220mm Corridor
with 1' or 305mm Door Recessed**

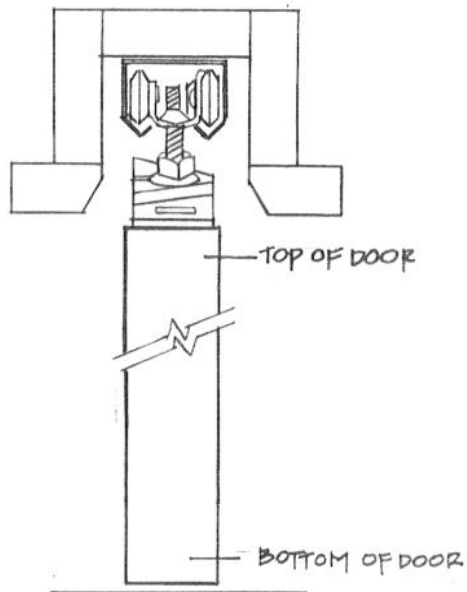
D. DOORS

1. Pocket Doors

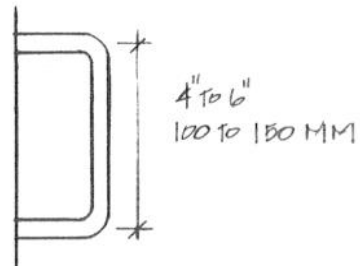
Levels Two and Three

- Pocket doors in small spaces (provide 2'10" or 860mm clear opening; heavy duty, double-guided hardware and D-handle)

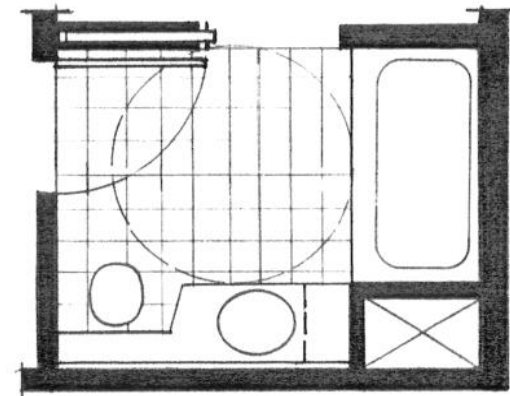
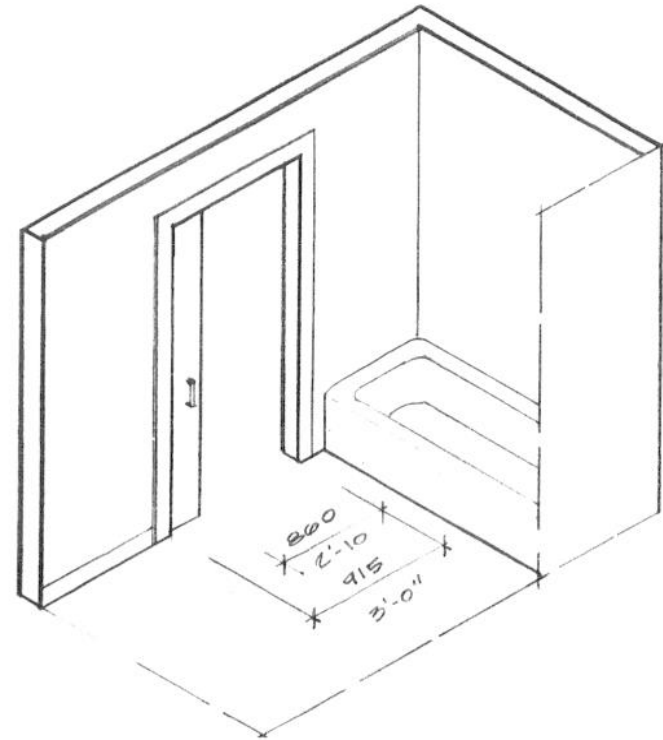
Heavy Duty Hardware



D - Handle



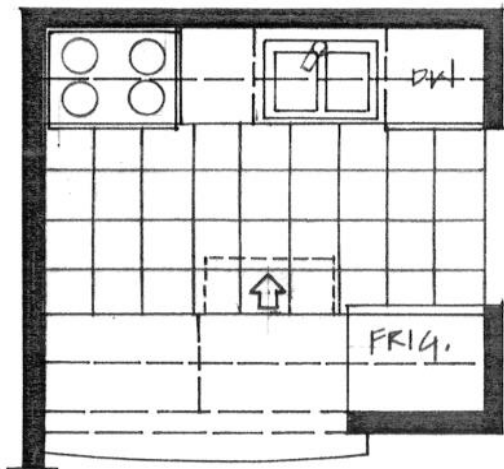
Provide door stop to ensure handle is graspable



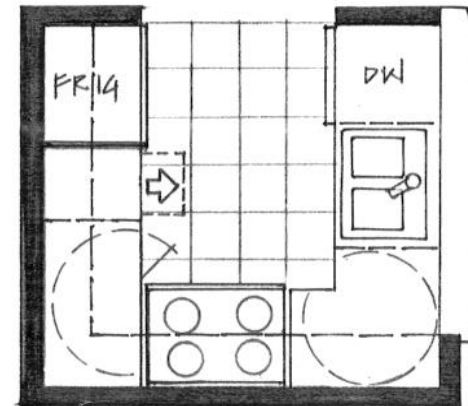
E. KITCHEN LAYOUTS

1. Level Two: Design Elements and Fixtures and Finishes

- Continuous Counter between stove and sink
- Pull out work boards ⇨



Corridor Kitchen
8' x 8'6" = 68 SQ. FT.

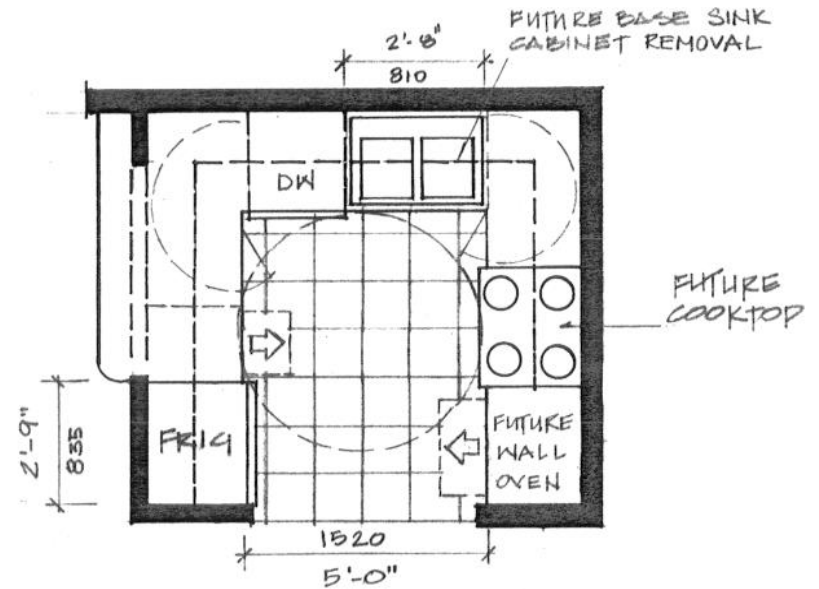


U shaped Kitchen
8' x 8'6" = 68 SQ. FT.

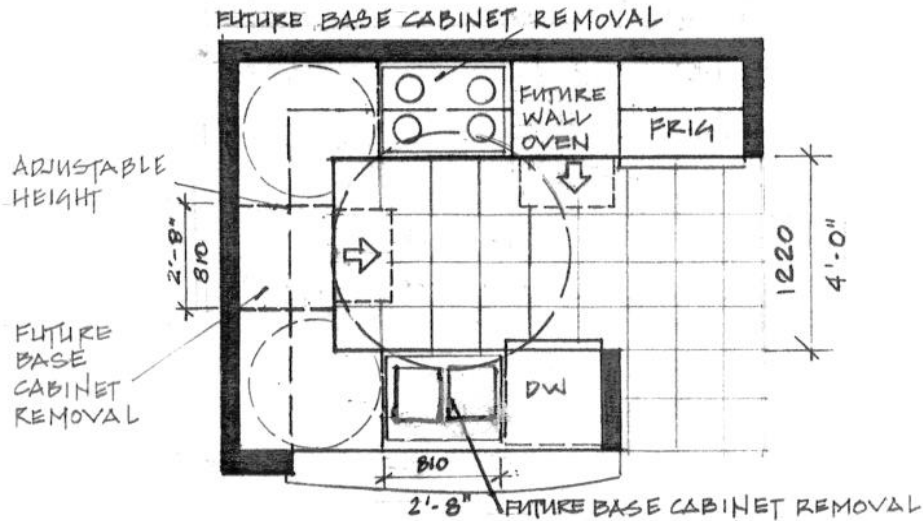
E. KITCHEN LAYOUTS

2. Level Three: Design Elements and Fixtures and Finishes

- Continuous counter between stove and sink
- Sink cabinet minimum 2'8" or 810 mm wide
- Provide sufficient space for future installation of cook top and wall oven
- Provide potential 2'8" or 810mm wide removable base cabinet to provide knee space
- Minimum 4' or 1220mm floor space between base cabinets / walls (possible with removal of sink cabinet)
- Pull-out work boards at 2'8" or 210mm height

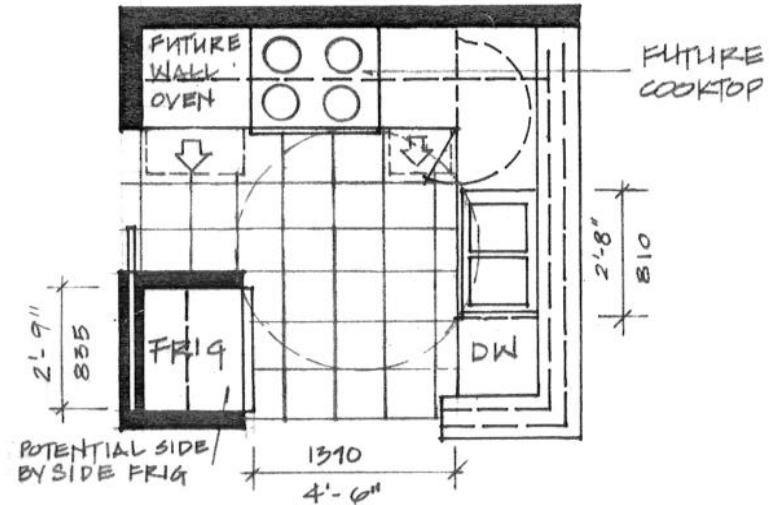


U - Shaped Kitchen



U - Shaped Kitchen

9' x 8'3" = 74.25 sq. ft.



L- Shaped Kitchen

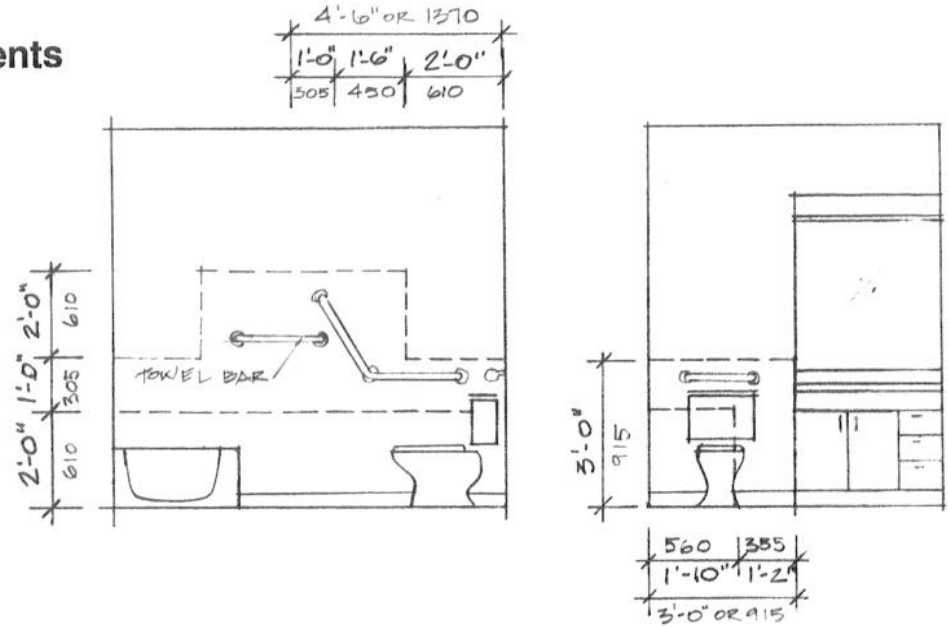
8'6" x 8' = 68 sq. ft.

F. BATHROOM

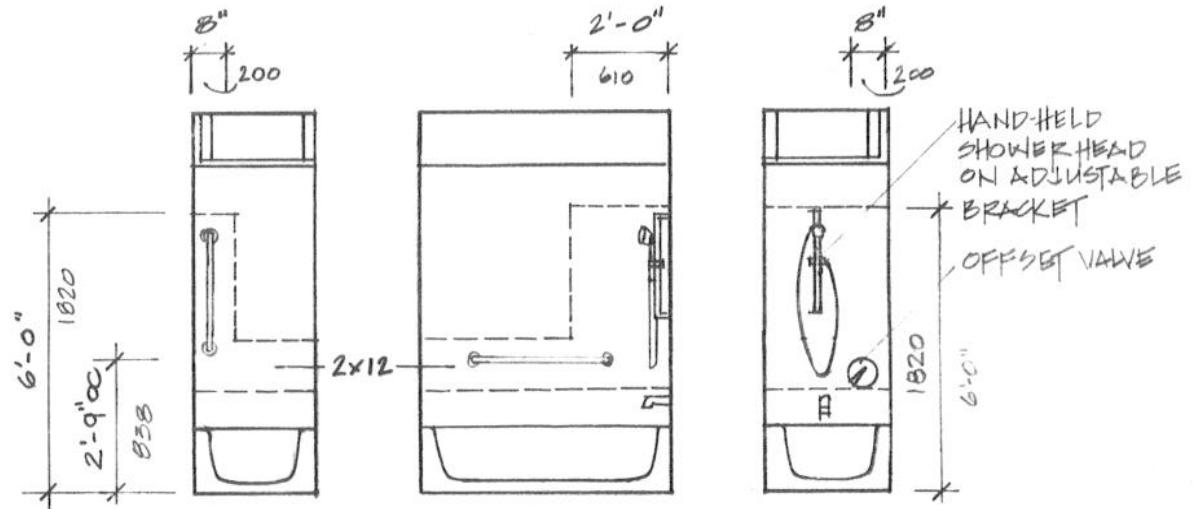
1. Levels One, Two and Three: Design Elements and Fixtures and Finishes

Wall Reinforcement and Plumbing Fixtures

- Backing for towel bar and future grab bars
- Solid blocking provided in walls of tub / shower, toilet area and behind towel bars
- Tub control valve placed at outer edge of tub, with tub spout and shower diverter remaining in central position
- Adjustable height shower head of hand-held shower head on adjustable bracket



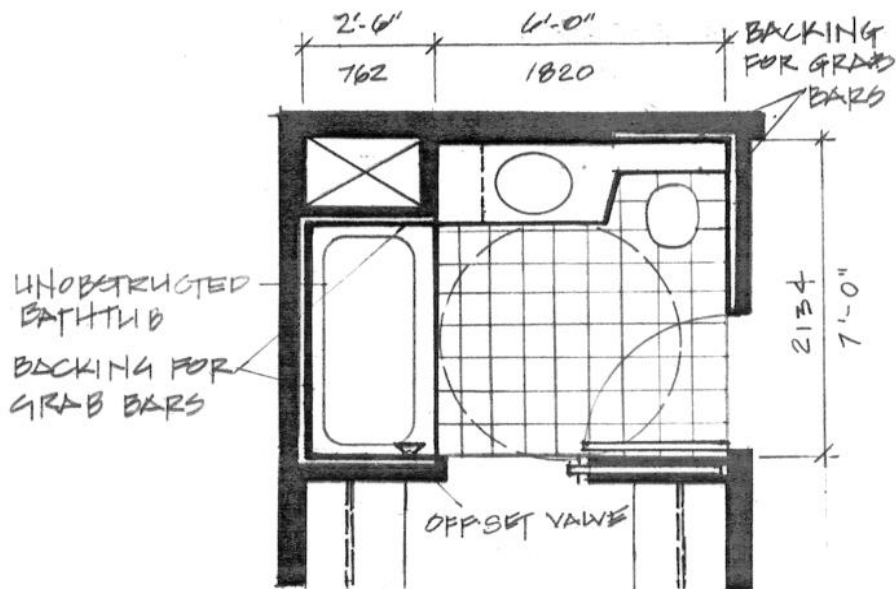
NB. DASH LINES INDICATE SOLID PACKING IN WALL



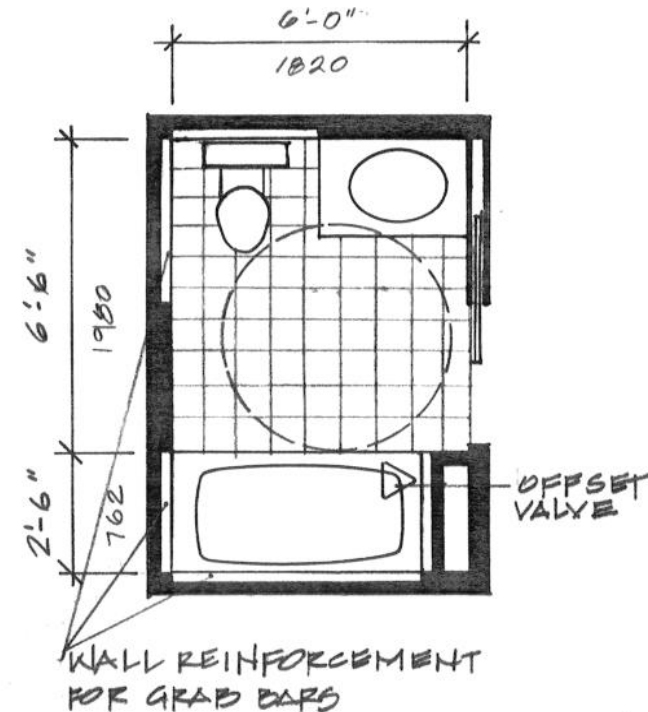
F. BATHROOM

2. Level Two: Design Elements and Fixtures and Finishes

- Toilet located adjacent to wall
- Provide turning radius within bathroom (may result from removal of vanity cabinet)
- 3' or 915mm clearance along full length of tub
- Tub control valve place at outer edge of tub, with tub spout remaining in a central position



Bathroom Layout
8'6" x 7' = 59.5 sq. ft.

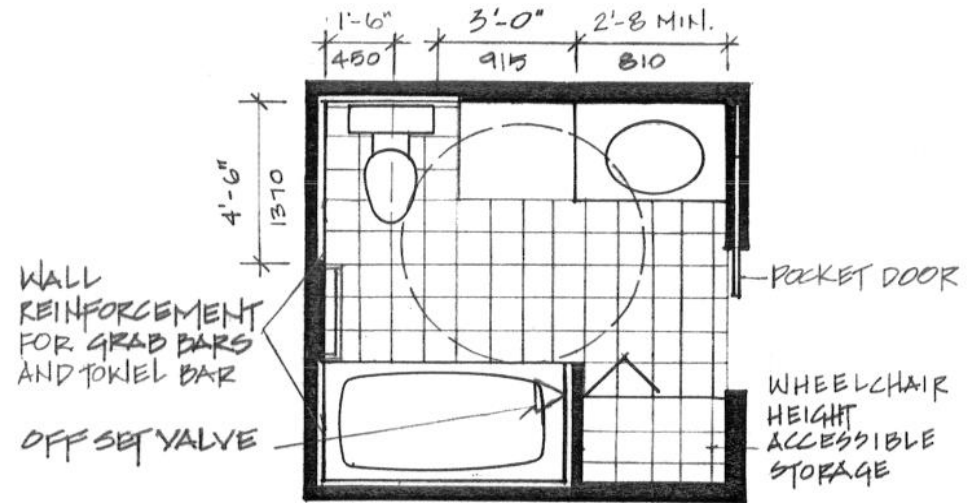


Bathroom Layout
6' x 9' = 54 sq. ft.

F. BATHROOM

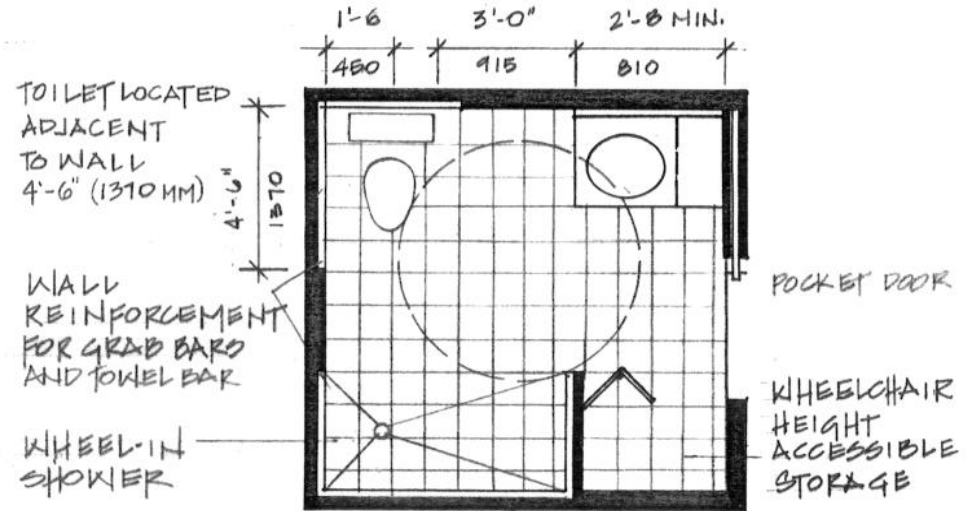
3. Level Three: Design Elements and Fixtures and Finishes

- Toilet located adjacent to wall
- Provide turning radius within bathroom (may result from removal of vanity cabinet)
- 3' or 915mm clearance along full length of tub
- Tub control valve place at outer edge of tub, with tub spout remaining in a central position
- Accessible storage – height accessible from seated position
- Provide door swing out, or pocket door
- Space under sink minimum 2'8" or 810 wide
- Provide for installation of shower accessible to wheelchair user (max. 1/2" or 13mm threshold)



Bathroom Layout

8'4" x 8' = 66.64 sq. ft



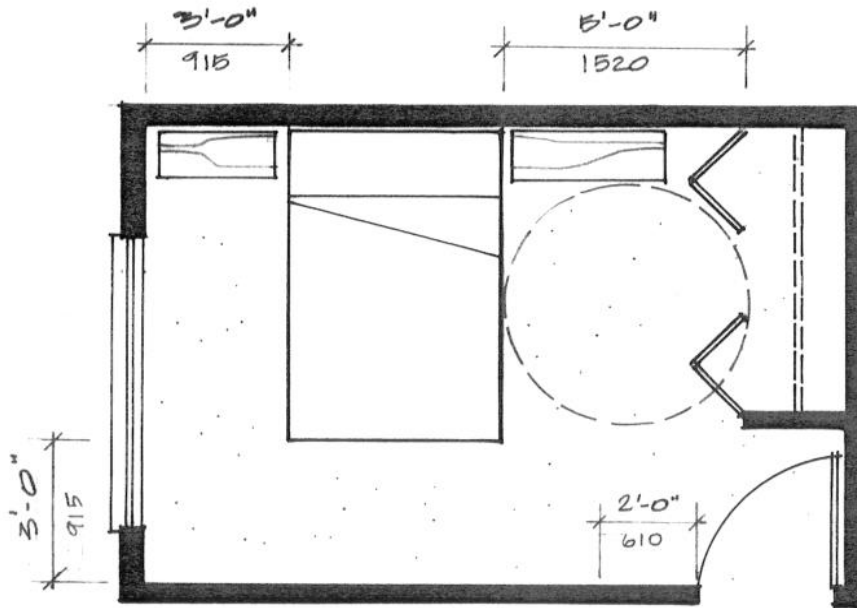
Bathroom Layout with Wheel-in Shower

8'4" x 8' = 66.64 sq. ft.

G. BEDROOM

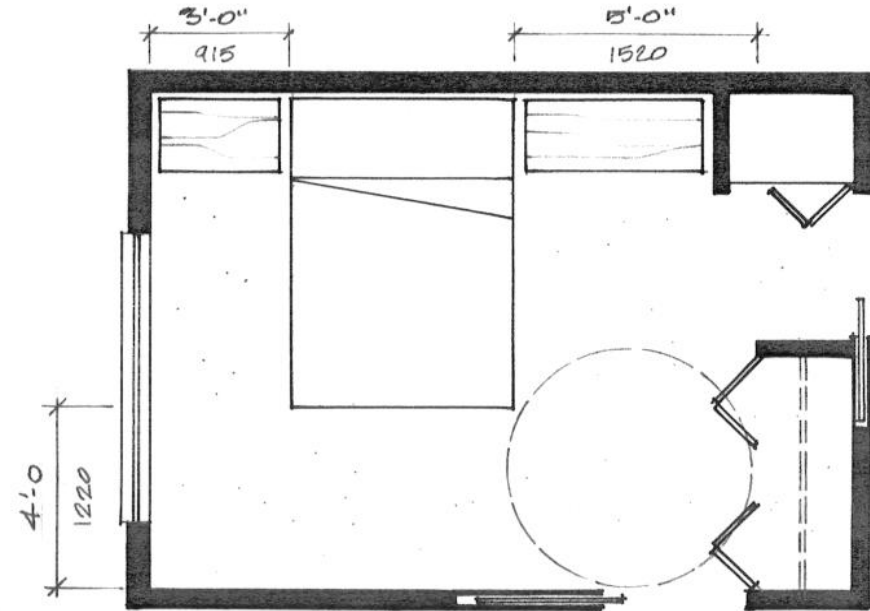
1. Level Three: Design Elements

- Sufficient maneuvering room between closet and double bed
- Provide 3' or 915mm access to window opening



Bedroom Layout

14'6" X 9'9" = 139.2 sq. ft.



Bedroom Layout

14'9" x 10'9" = 155.87 sq. ft.