

FOX BURROW

324 BEAVERBANK ROAD PROPOSED SENIOR APARTMENT BUILDING BEAVERBANK, NS

LUB & Building Information

324 Beaverbank Road (PID 41052978)

MU-1 ZONE REQUIREMENTS: Senior Complex

Municipality Requirements re: Beaverbank, Hammonds Plains and Upper Sackville

In any MU-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area 29,064 SF(2700 SM)

Lot Area = 384, 570 SF/ 35,314 SM

Minimum Frontage 100 feet (30.5 m)

Frontage = 138 feet (42 m)

Minimum Front or Flanking Yard 30 feet (9.1 m)

Front / Flank = 55 feet (16.8 m)

Minimum Rear or Side Yard 15 feet (4.6 m)

Rear / Side Yard = 34 feet (10.47m)

Maximum Lot Coverage for Structures and Storage 35 %

Lot Coverage = 26.2% Lot Coverage

Maximum Height of Main Building 35 feet (10.7m)

Building Height = 35 feet

Unit Types: 224 2 bedroom units, 16 Barrier Free Units, 18- Bachelors, 8-1 Bedroom Units

208 Adaptable Units

Minimum Parking Spaces Required 1:1.5 = 399

Total Parking 399 Spaces. 4-BF Indoor, 27-BF Outdoor, 240-Indoor, 128-Outdoor

	2015 National Building Code Matrix		NBC References
1	Major Occupancy	Group C - Residential	3.1.2.1
2	Building Height	10.61m	1.4.1.2
3	Building Area	328 Beaver Bank Rd - Phases 2A and B - 4,242 m2 324 Beaver Bank Rd - Phase 1A to 1D - 8,658 m2	1.4.1.2 1.4.1.2
4	Number of Stories	Above Grade - 4 Stories Below Grade - 1 Story	1.4.1.2
5	Building Classification	Group C, Up to 6 Stories, Sprinklered, Non Combustible Construction	3.2.2.49
6	Required Fire Resistance Ratings	Floors - 1hr Party Wall - 1hr Corridor - 1hr	3.2.2.49 3.3.4.2 3.3.1.4
7	Required Sound Transmission Ratings	Encasing Unit Walls and Floors - STC 50 or More Encasing Elevator - STC 55 or More	5.8.1.1
8	Standpipe Required	Yes	3.2.5.8
9	Water Supply Is Adequate	Yes	3.2.5.7
10	Fire Pump Required	No	3.2.5.9
11	Fire Alarm Required	Yes	3.2.4.1
12	High Building	No	3.2.6.1
13	Mezzanine(s)	N/A	3.2.8
14	Street Faces	Facing 1 street	3.2.2.10
15	Occupant Load	328 Beaver Bank - 120 2BD UNITS X2 = 240 PERSONS 324 Beaver Bank - 240 2BD UNITS X2 = 480 PERSONS	3.1.17.1
16	Percent of Openings per Façade	Unlimited Openings - per table 3.2.1.1-D	Table 3.2.1.1-D
17	Barrier Free Design	Yes	3.8
18	Hazardous Substances	No	3.3.1.2



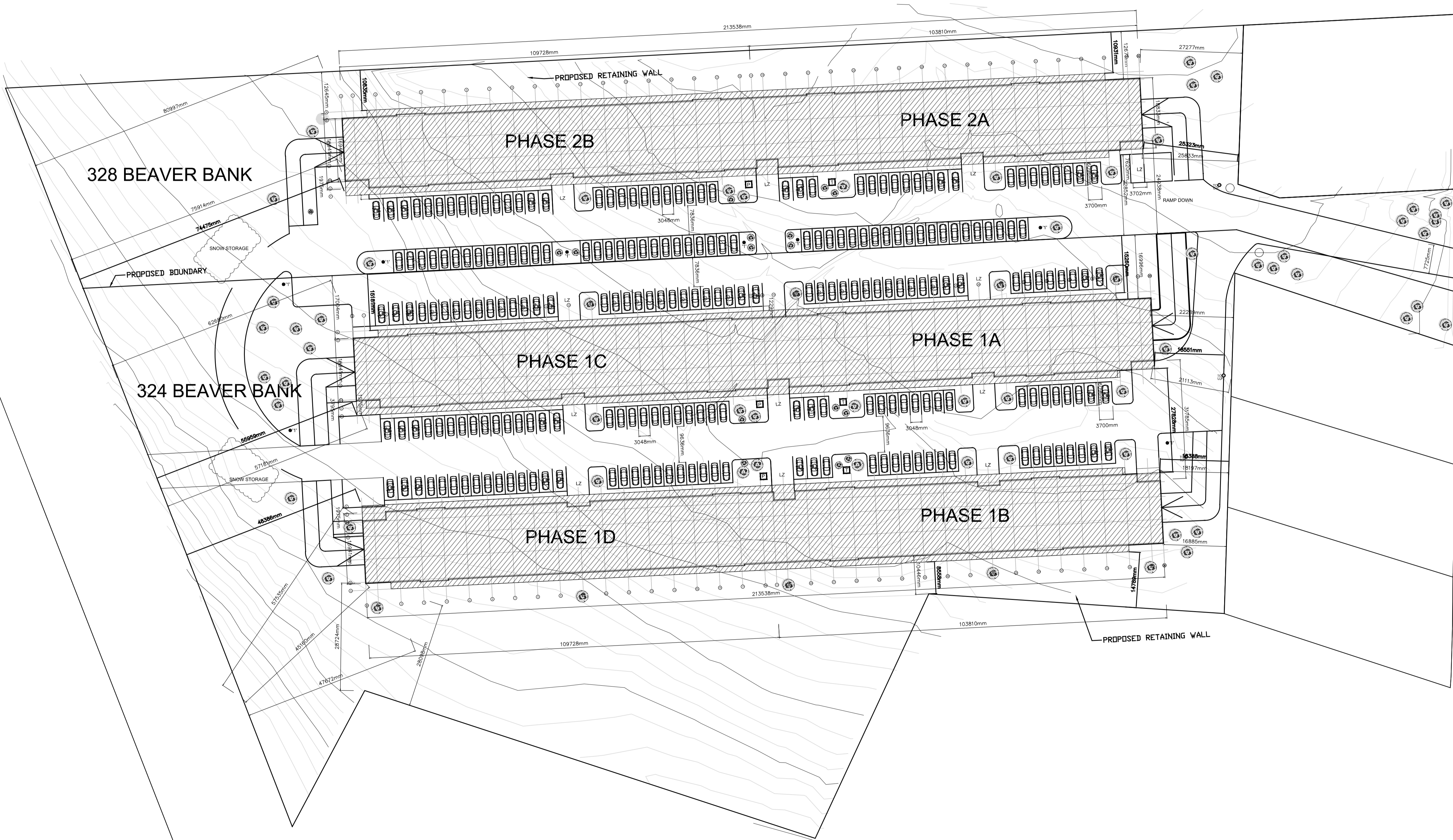
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C	Issue For Construction (90%)	Apr 27, 2023
B	Issue For Permit	Feb 14, 2023
A	Pre Application	Oct 31, 2022

Revisions / Issues:

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PROPOSED SITE PLAN

scale 1:600

324 BEAVER BANK
SITE PLAN

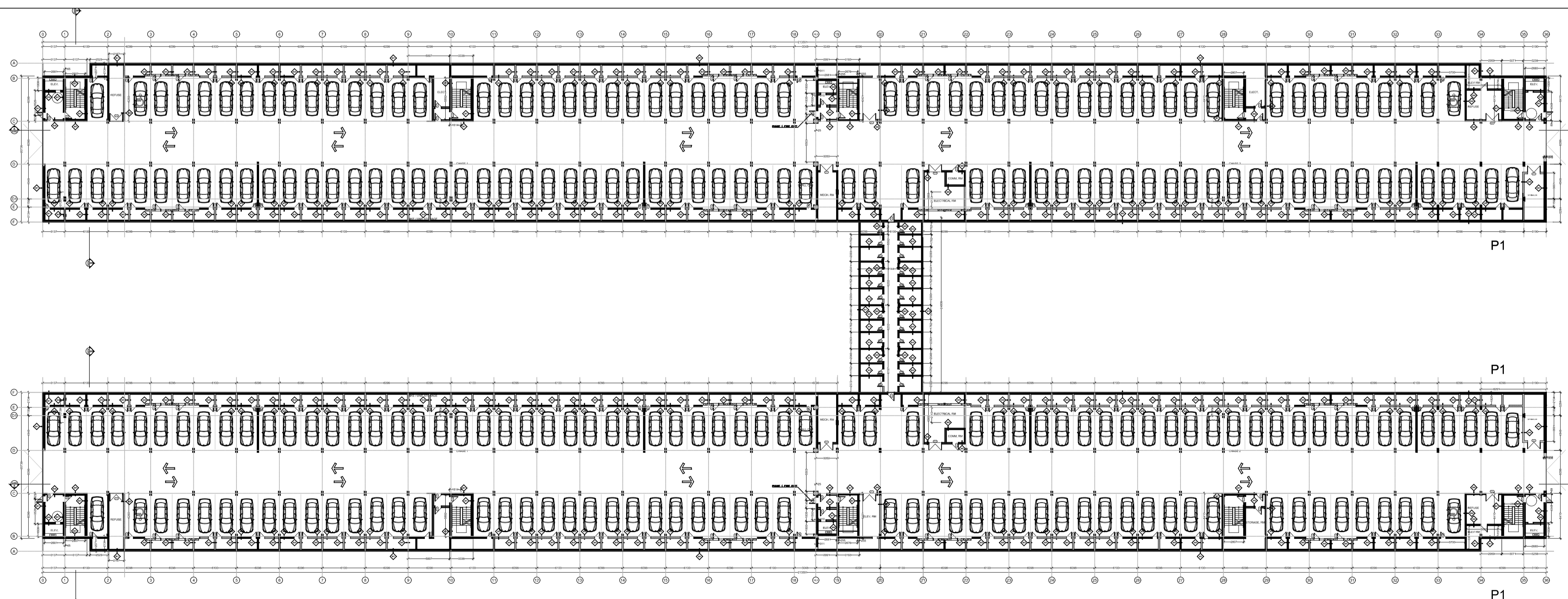
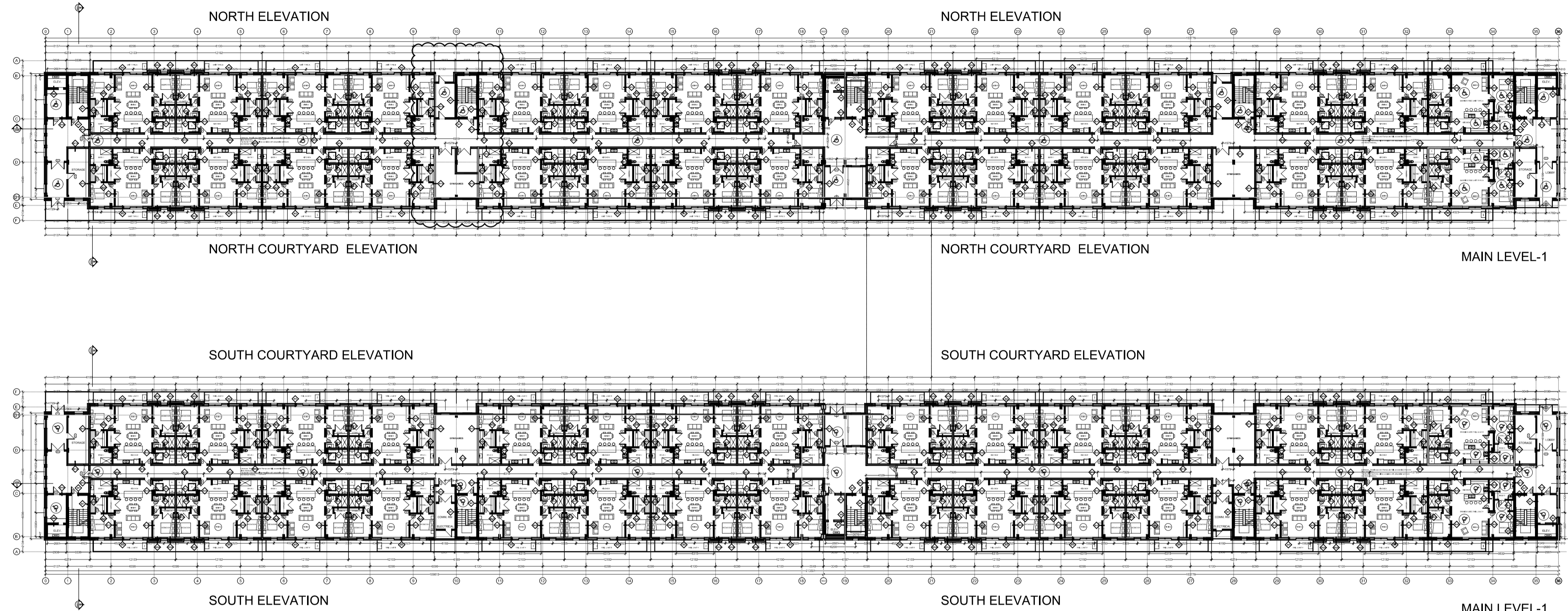
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PHASES 1A, 1B, 1C, 1D

SCALE 1:400

PLANS 1:400
P1/MAIN
OVERVIEW

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A-100

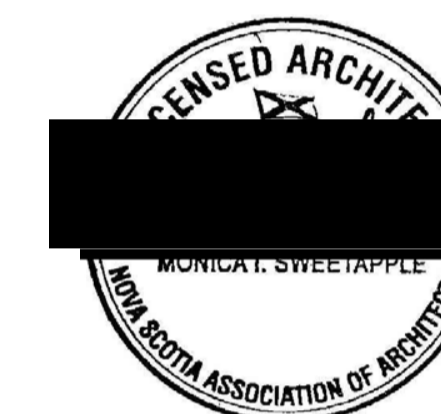
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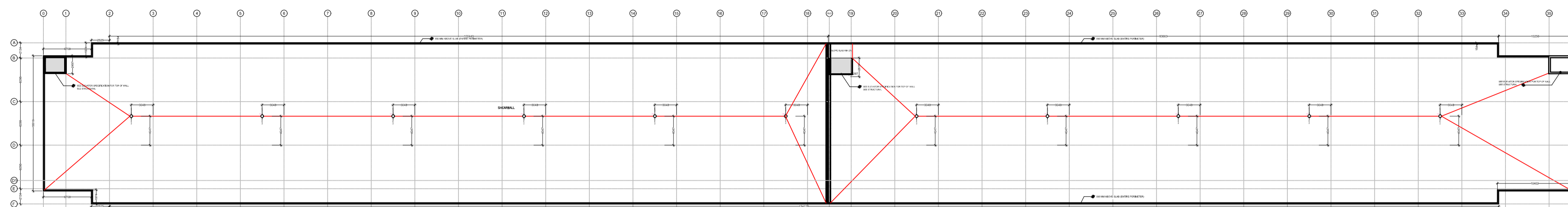
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PHASES 1A, 1B, 1C, 1D

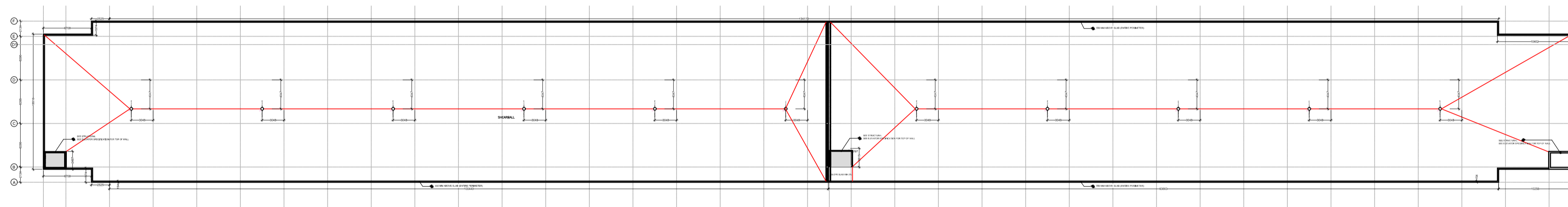
LEVELS 2-4 AND
ROOF PLAN
OVERVIEW

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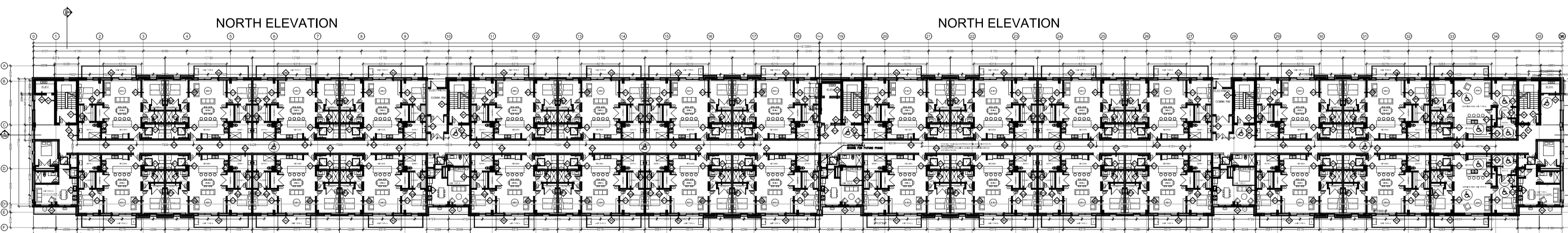
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ROOF PLAN



ROOF PLAN



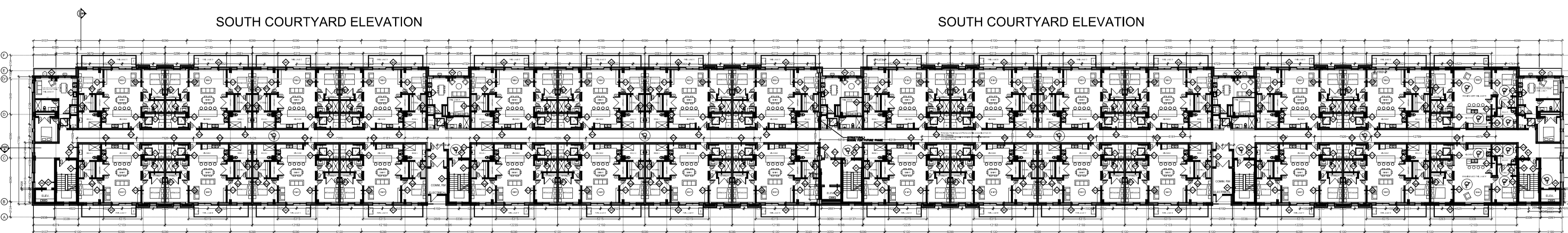
NORTH ELEVATION

NORTH ELEVATION

NORTH COURTYARD ELEVATION

NORTH COURTYARD ELEVATION

FLOORS 2-4



SOUTH COURTYARD ELEVATION

SOUTH COURTYARD ELEVATION

SOUTH ELEVATION

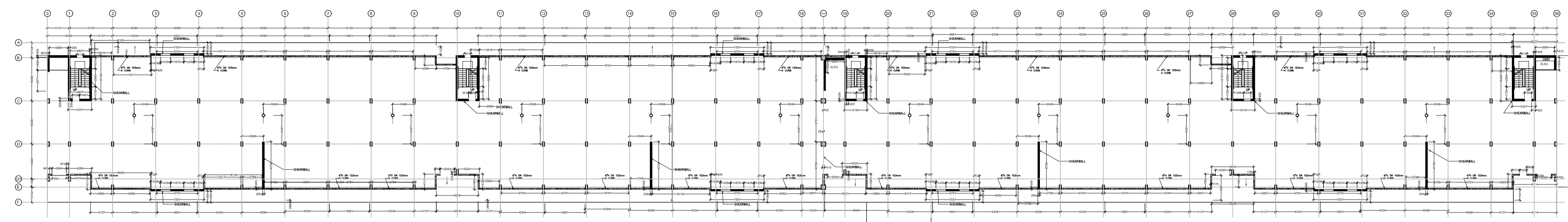
SOUTH ELEVATION

FLOORS 2-4

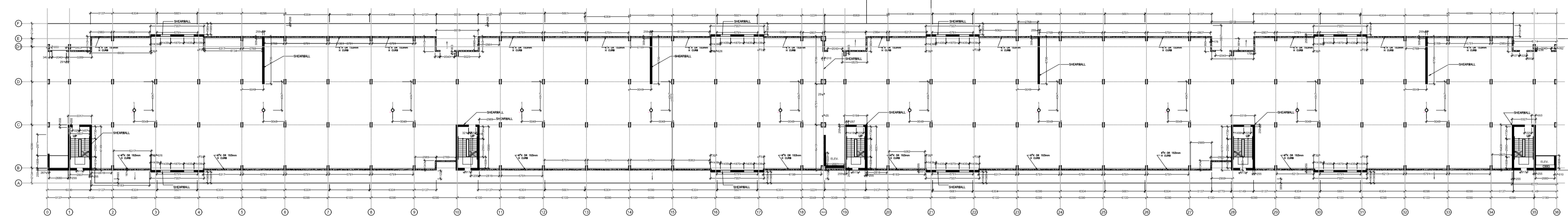


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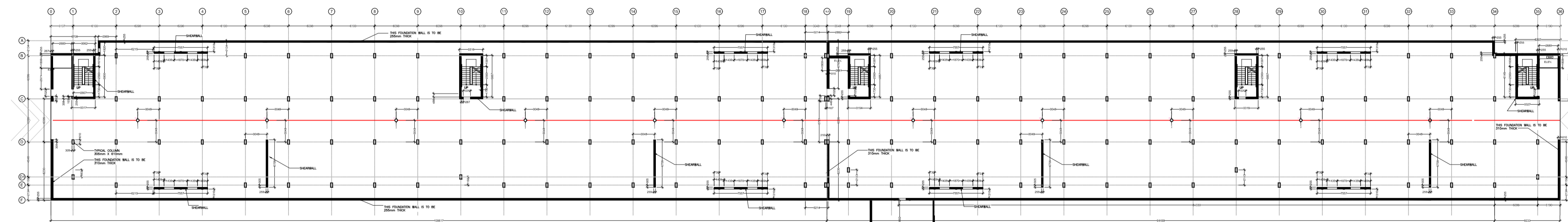
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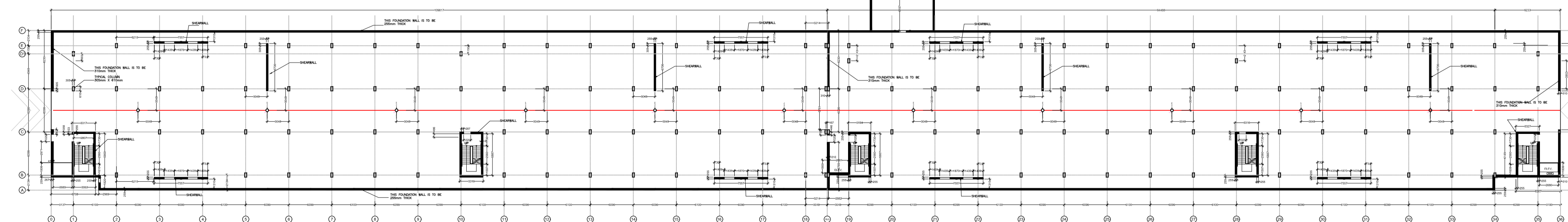
MAIN LEVEL CFP



MAIN LEVEL CFP



P1 CFP



P1 CFP

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PHASES 1A, 1B, 1C, 1D

P1 AND MAIN
CONCRETE
FORMING PLANS

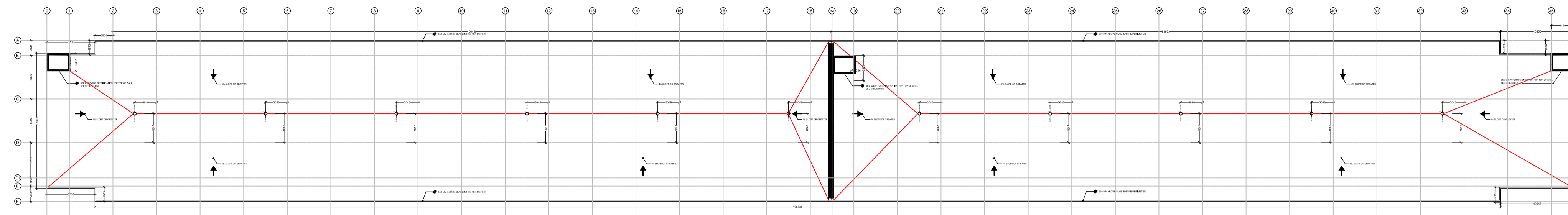
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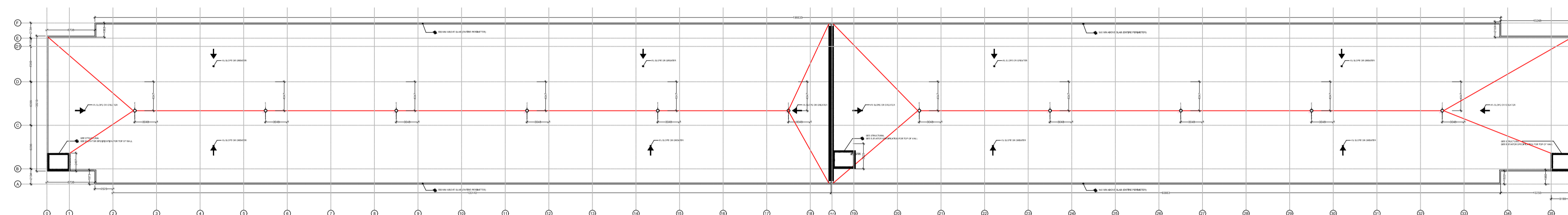


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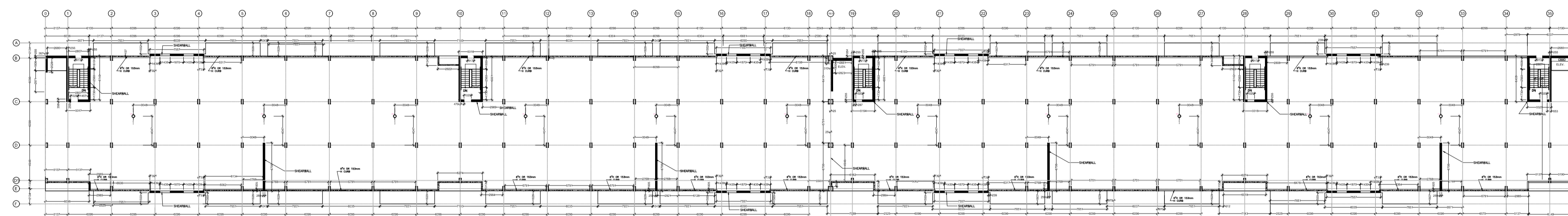
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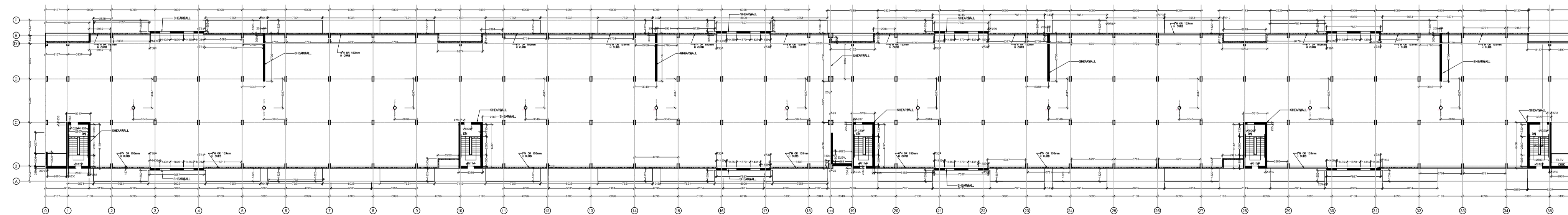
ROOF CFP



ROOF CFP



FLOORS 2-4 CFP



FLOORS 2-4 CFP

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PHASES 1A, 1B, 1C, 1D

ROOF AND MAIN
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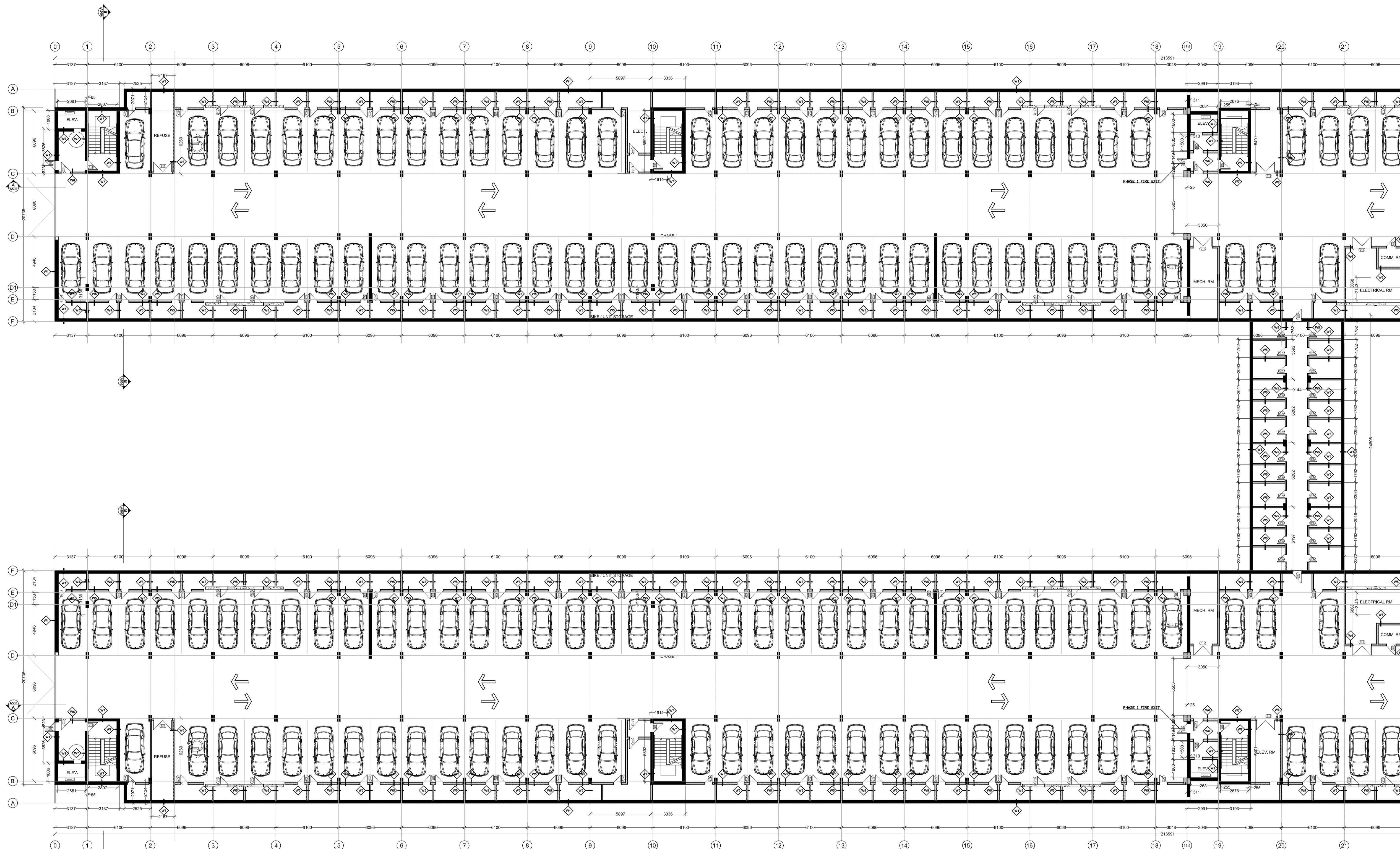
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SCALE 1:200

P1 PLANS

P1 GRIDS 0-21

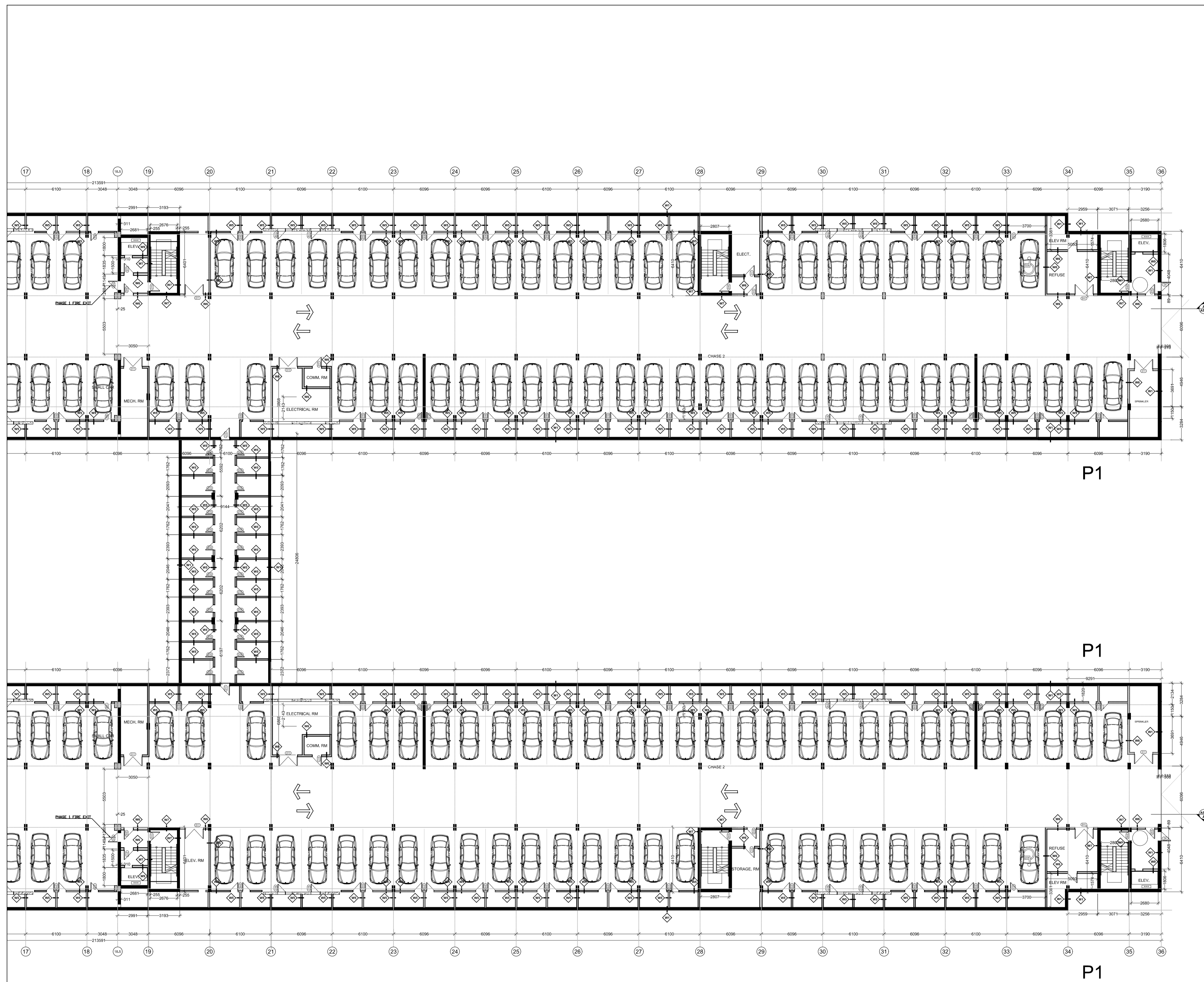
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P1 PLANS

P1 GRIDS 21-36

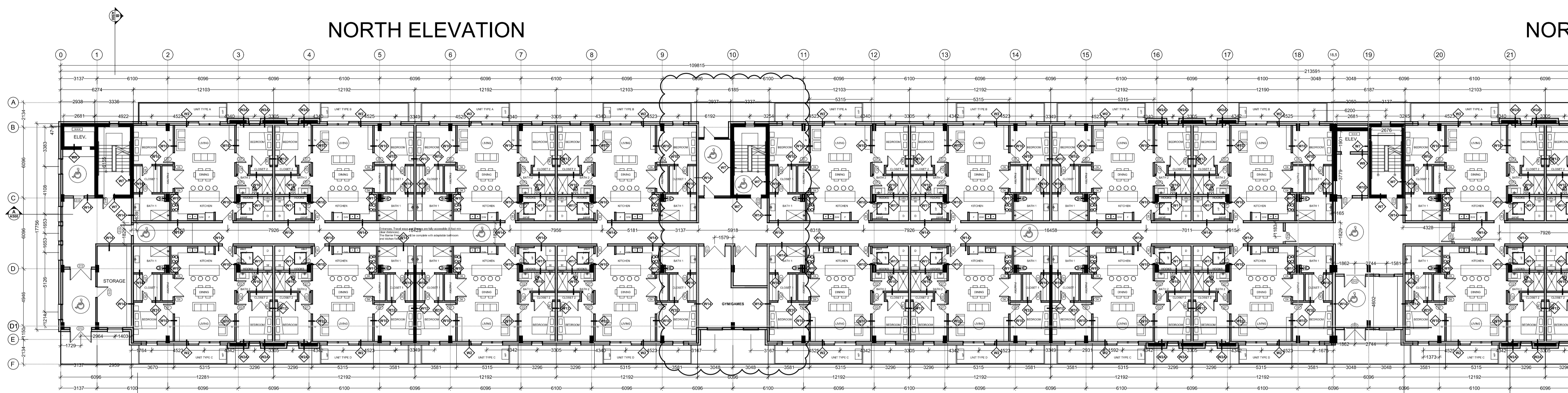
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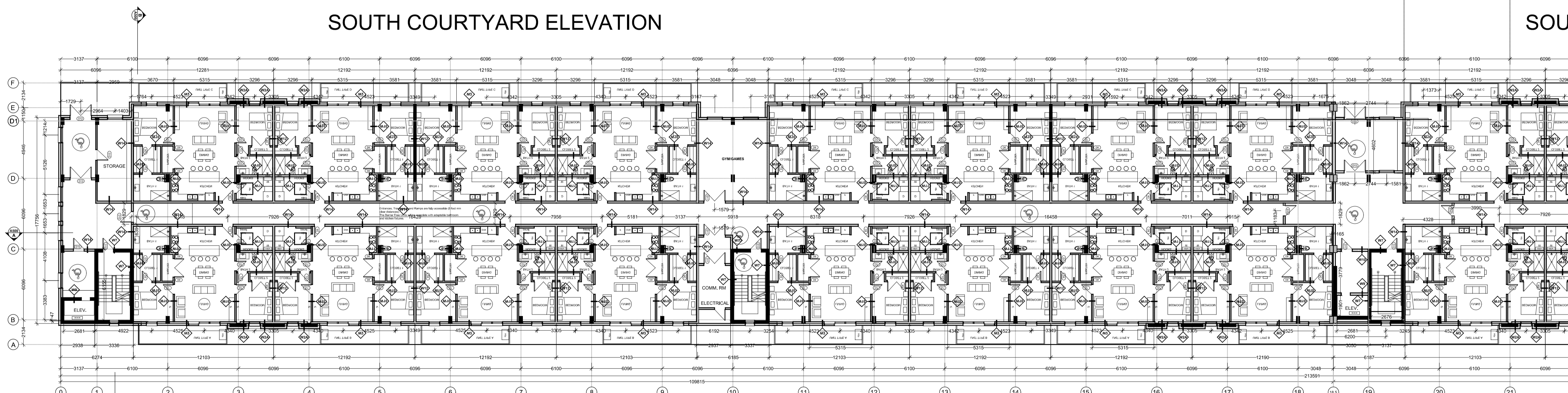


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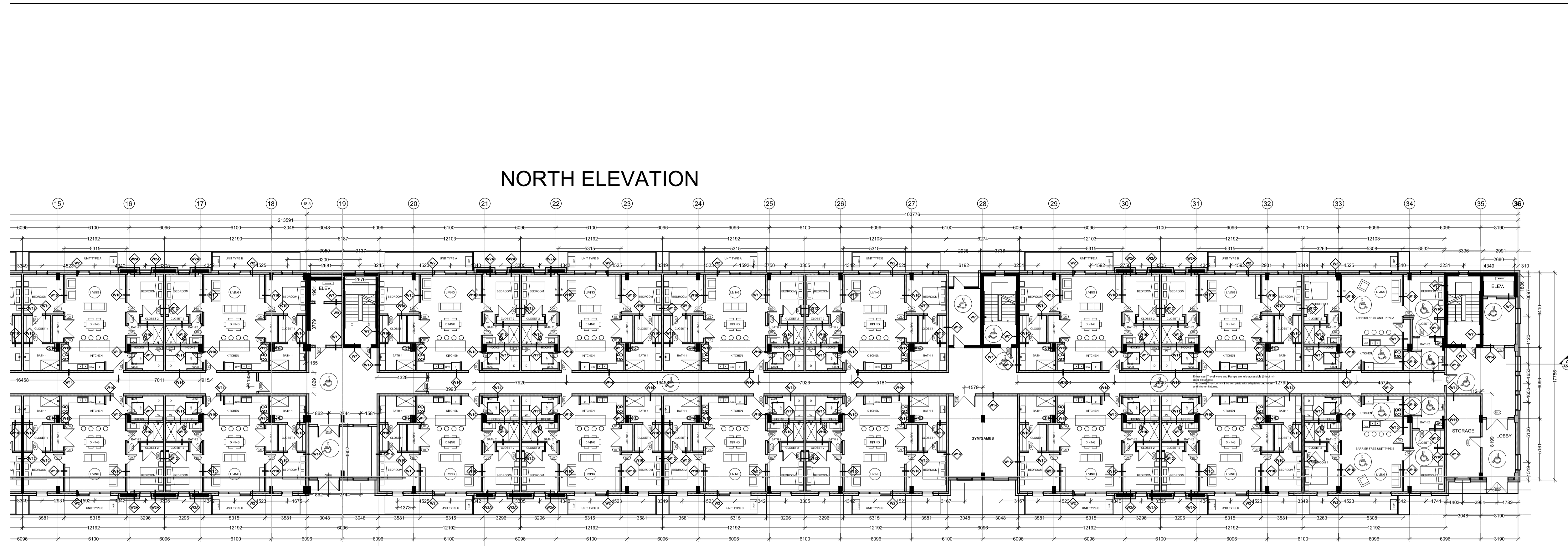
MAIN LEVELS

MAIN LEVEL
GRIDS 0-21



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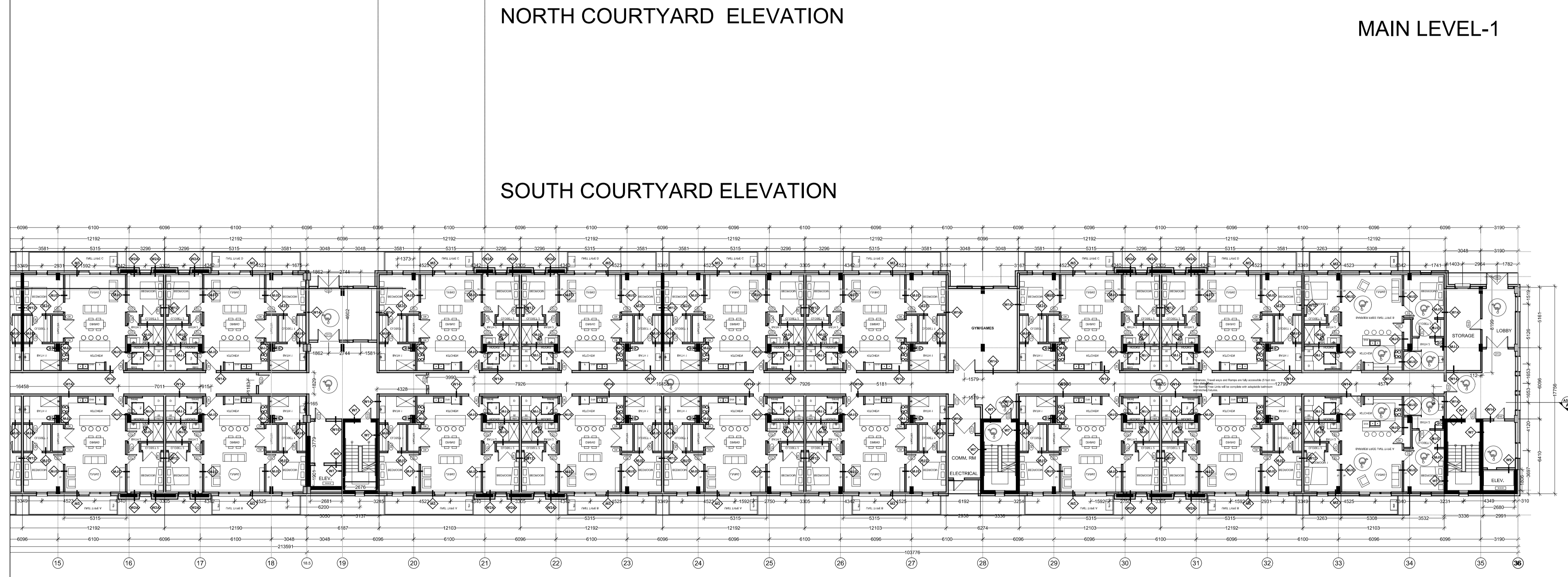
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NORTH ELEVATION

NORTH COURTYARD ELEVATION

MAIN LEVEL-1



SOUTH COURTYARD ELEVATION

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MAIN LEVEL-1

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MAIN LEVELS

MAIN LEVEL
 GRIDS 21-36

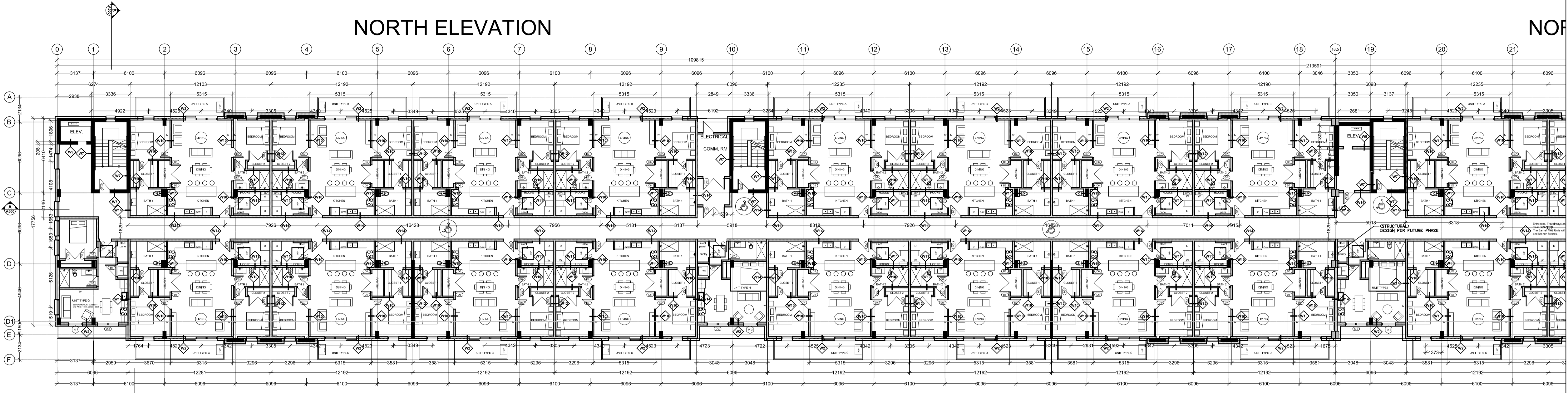
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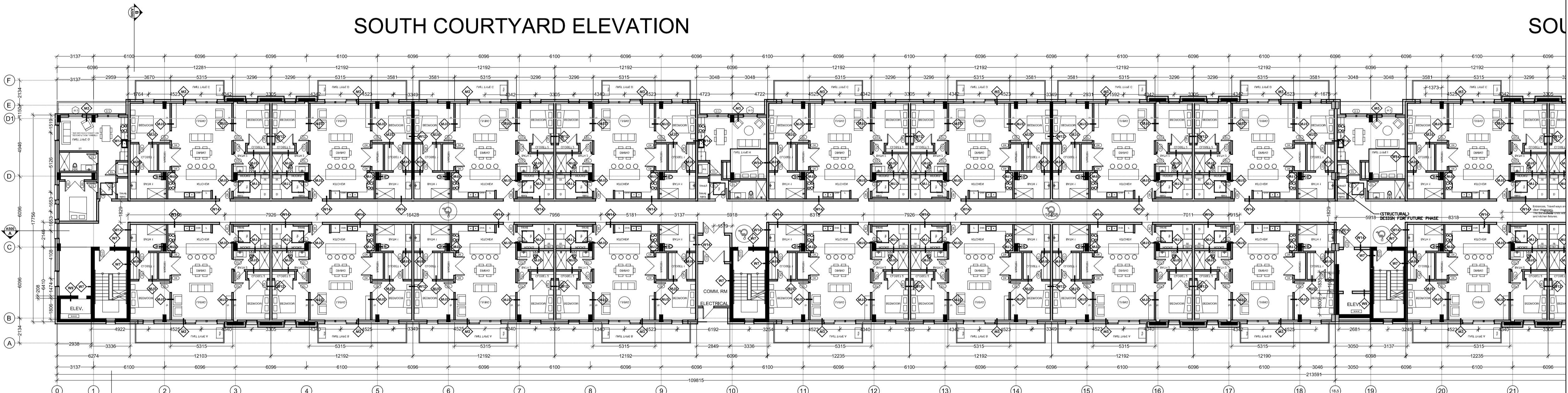
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LEVELS 2-4

LEV. 2-4
 PLAN GRIDS 0-21

drawn by: PG
 chk'd by: MS

A-103(B)

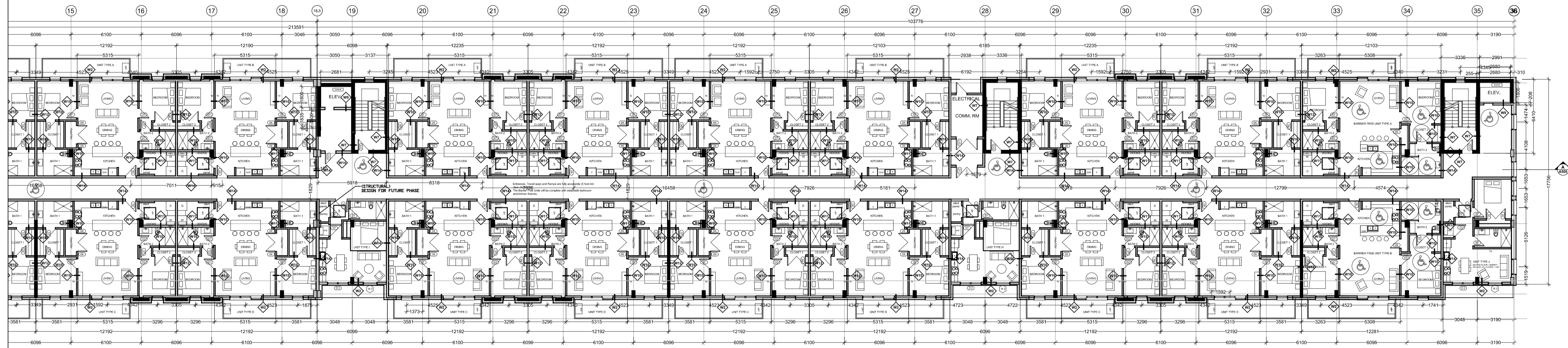


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 902 452 0129

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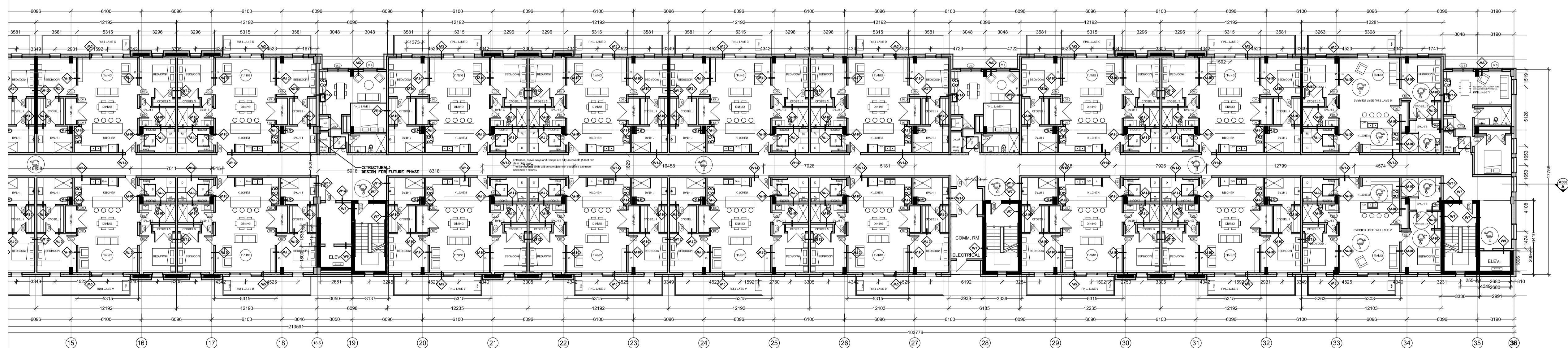
NORTH ELEVATION



NORTH COURTYARD ELEVATION

FLOORS 2-4

SOUTH COURTYARD ELEVATION



SOUTH ELEVATION

FLOORS 2-4

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LEVELS 2-4

**LEV. 2-4 PLAN
 GRIDS 21-36**

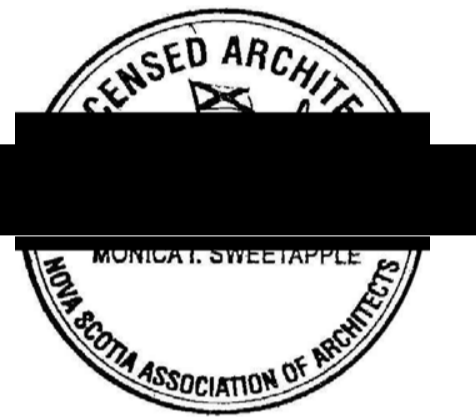
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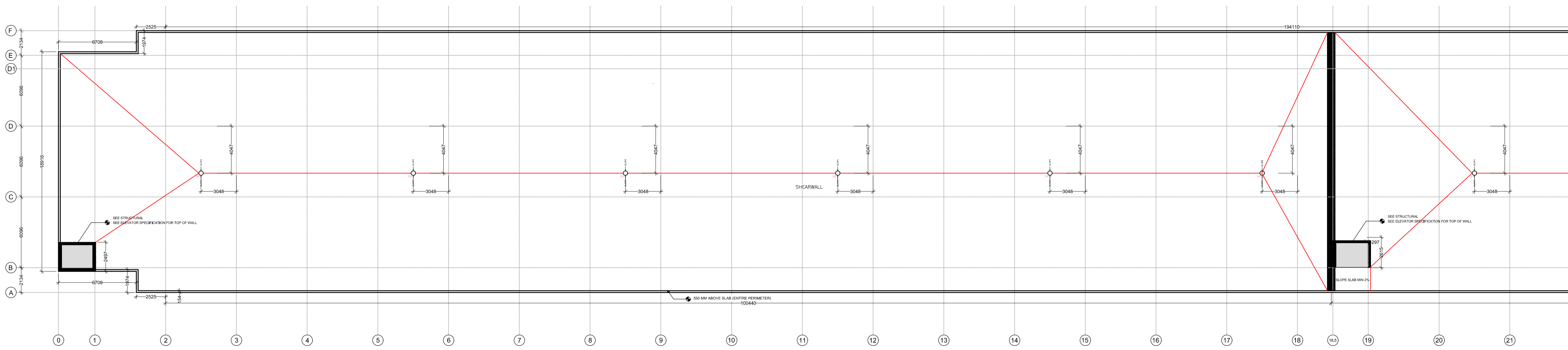
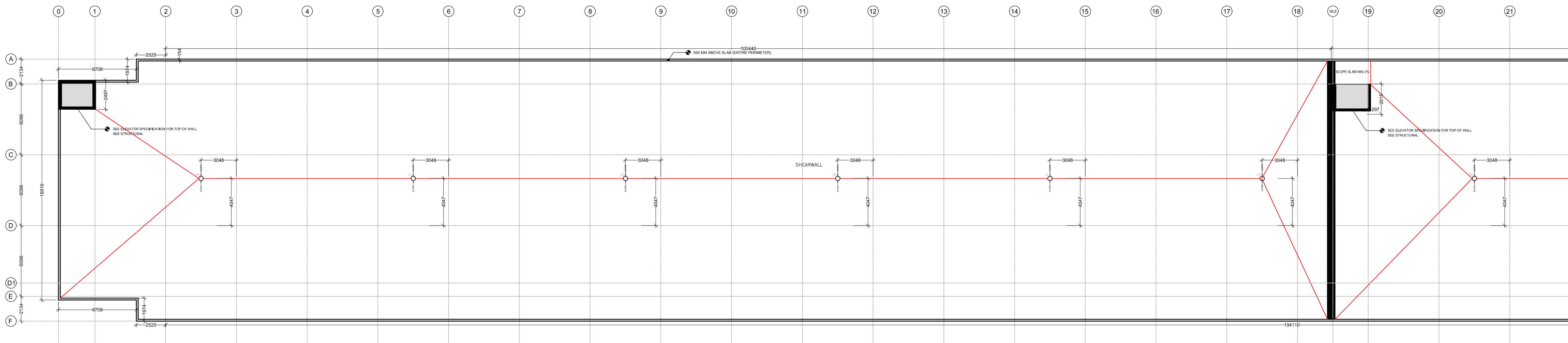
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ROOF PLAN

ROOF PLANS
GRIDS 0 - 21

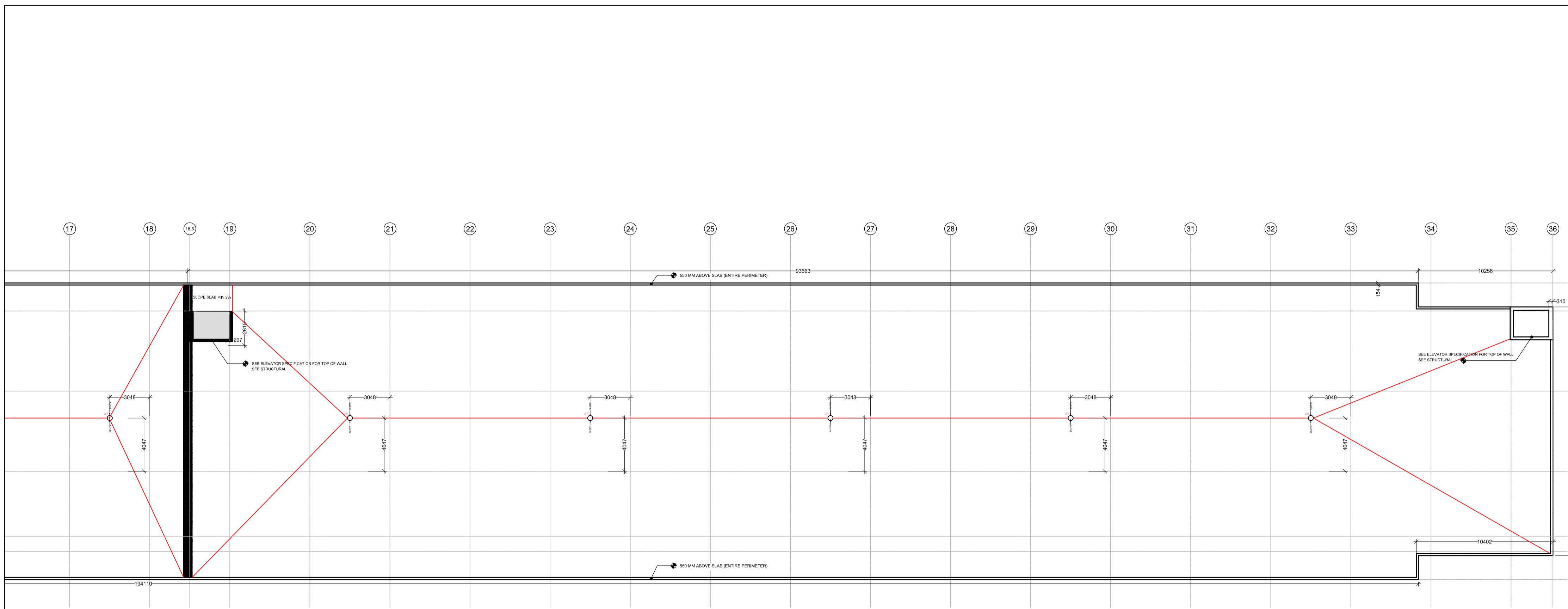
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chk'd by: MS

A - 103 (D)

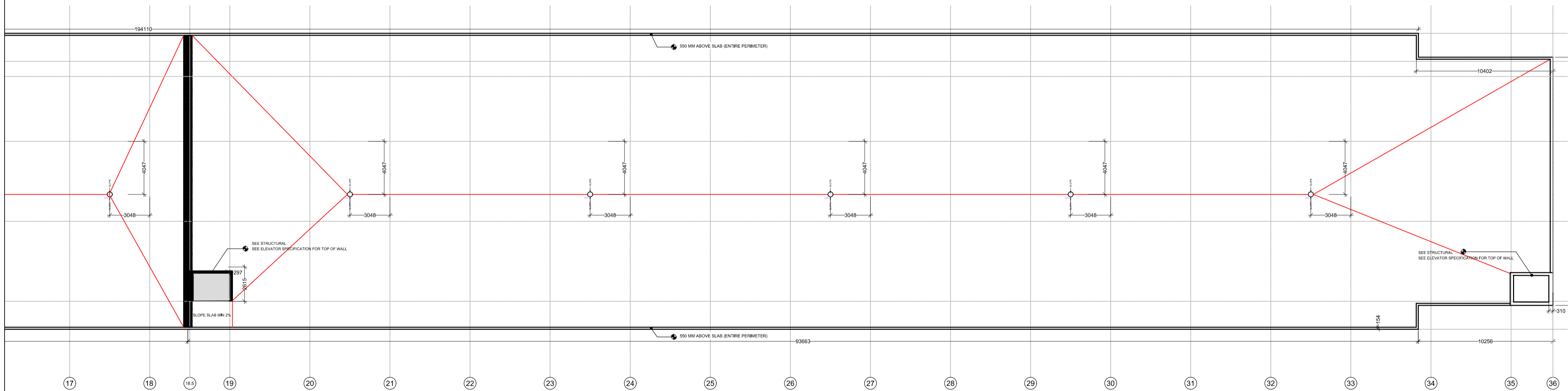


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ROOF PLAN



ROOF PLAN

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ROOF PLAN

ROOF PLANS
GRIDS 21-36

drawn by: PG
chk'd by: MS

A-103(E)



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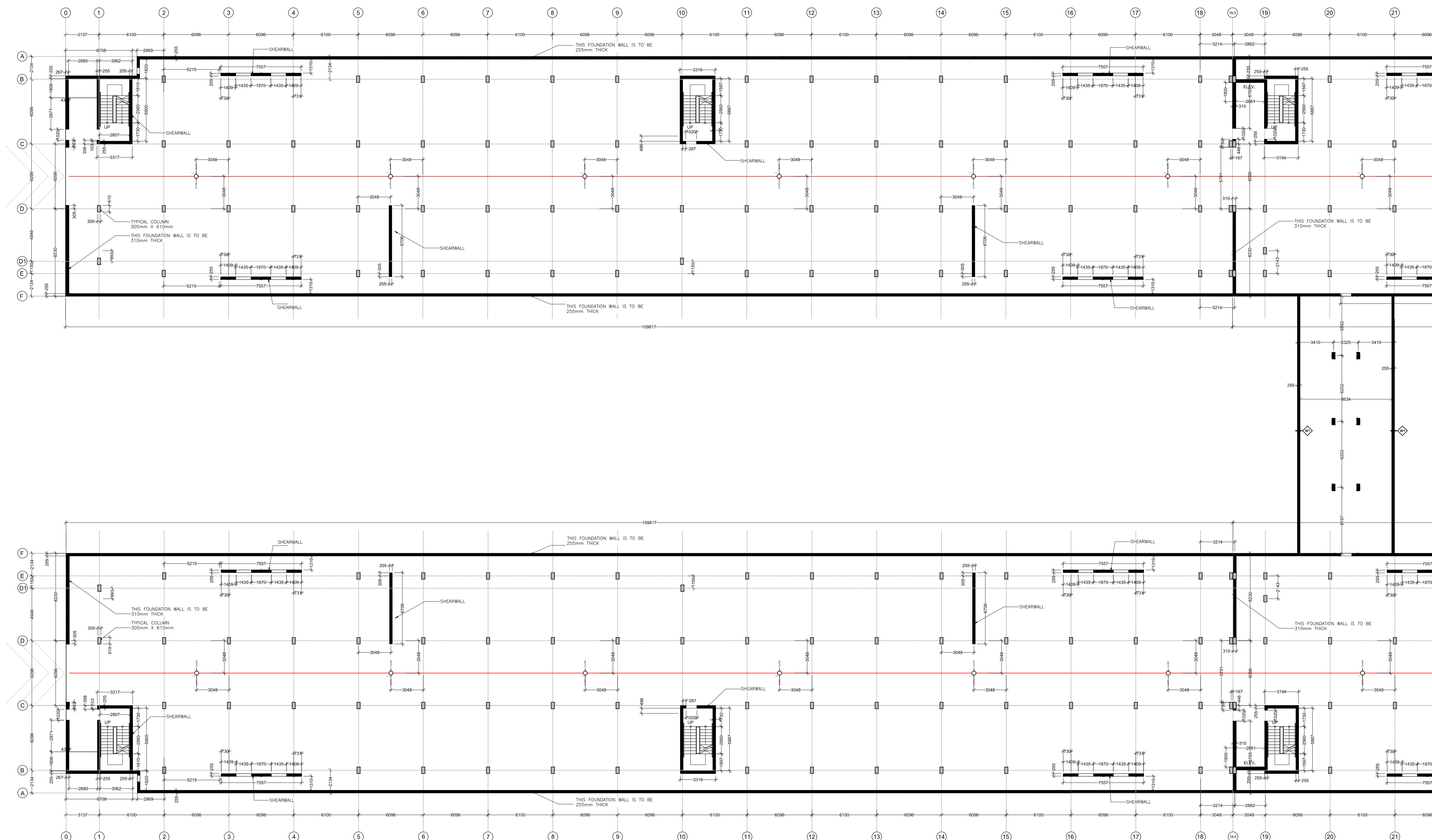
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P 1

**P1 CONCRETE
FORMING PLANS
GRIDS 0-21**

drawn by: PG
chk'd by: MS

A - 104 (A)





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P1 CONCRETE
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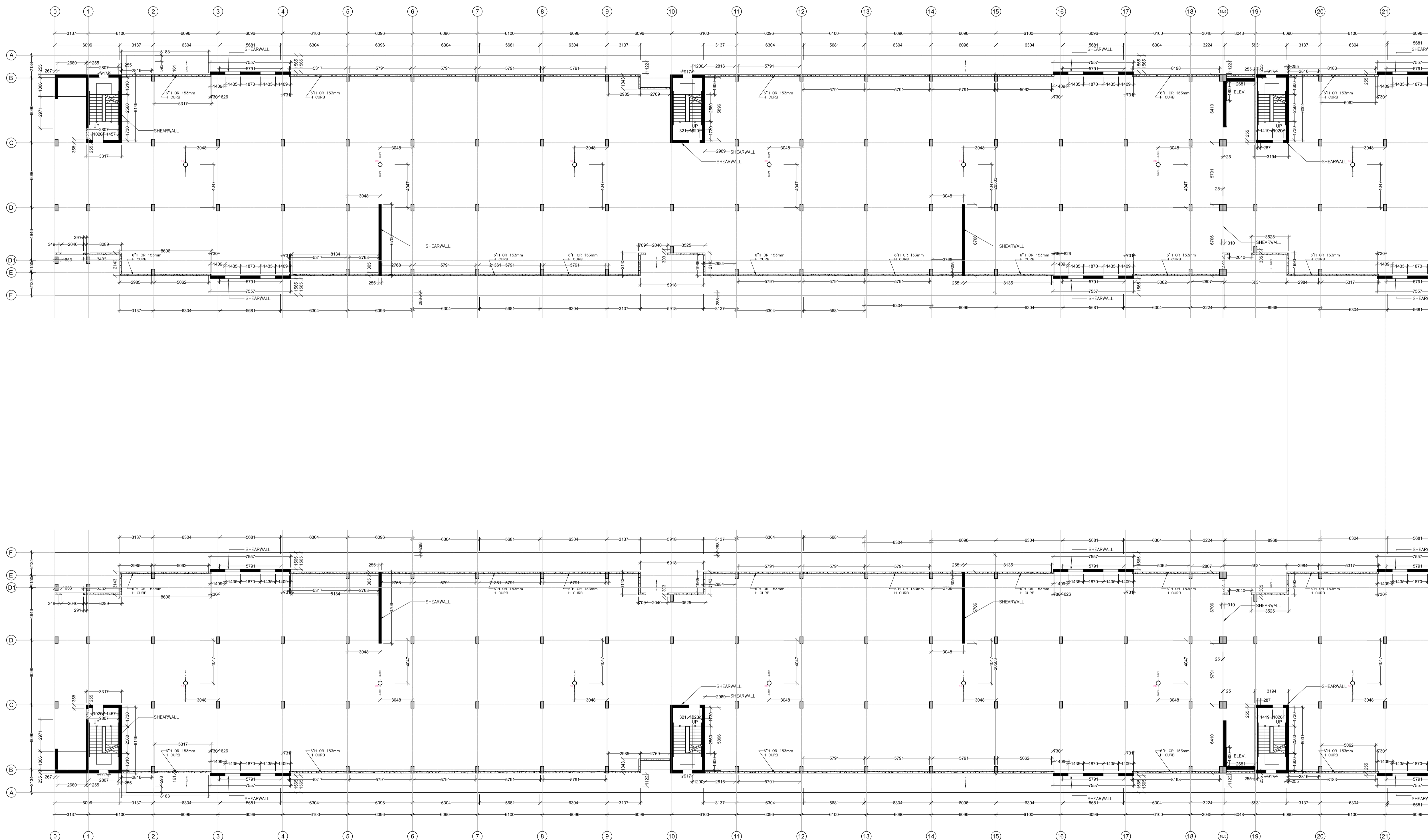
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MAIN LEVEL

MAIN LEVEL
 CONCRETE FORMING
 PLAN GRIDS 0-21

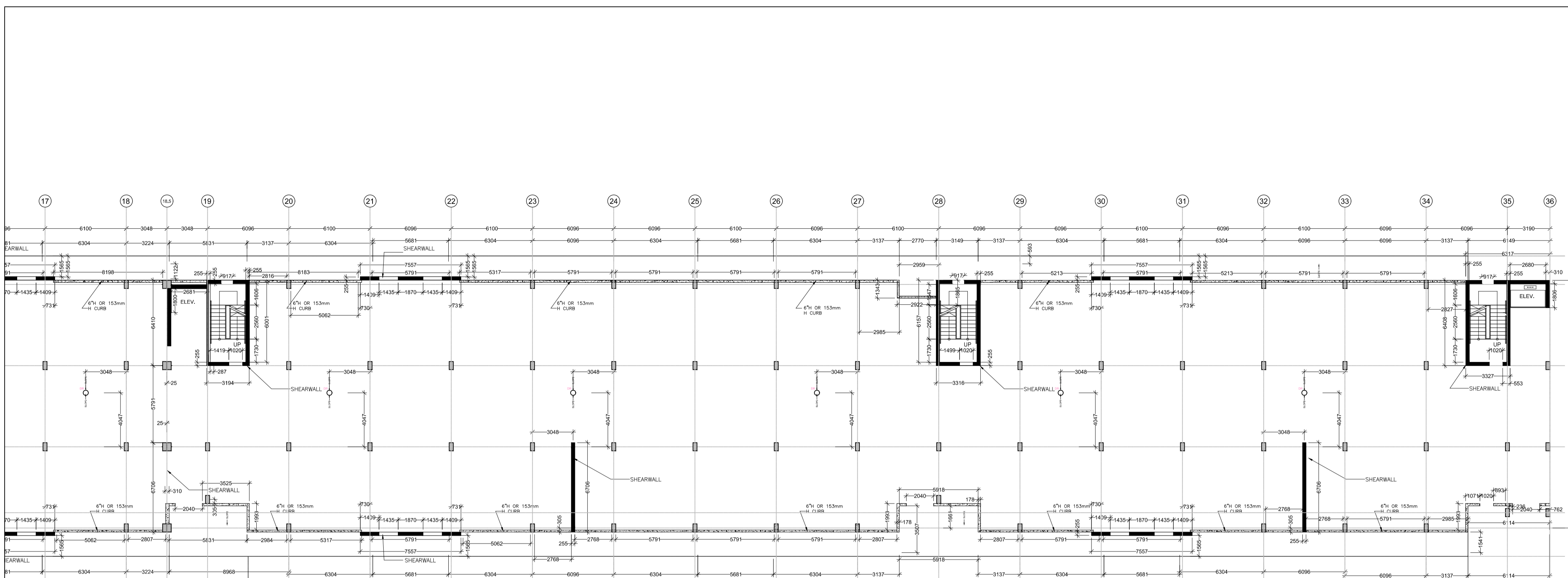
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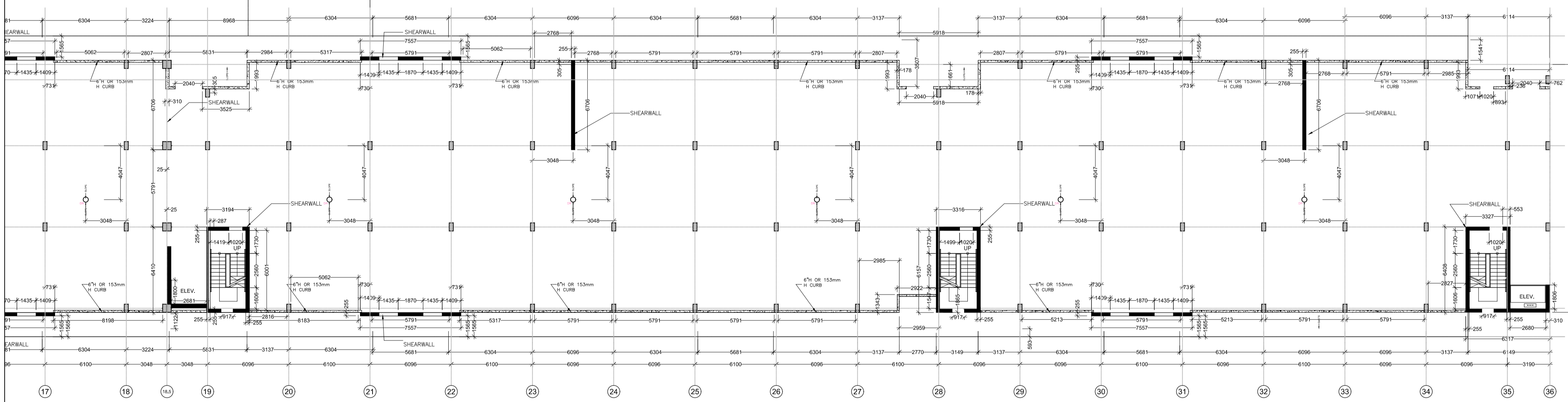


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MAIN LEVEL CFP



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MAIN L CONCRETE
FORMING PLANS
GRIDS 21-36

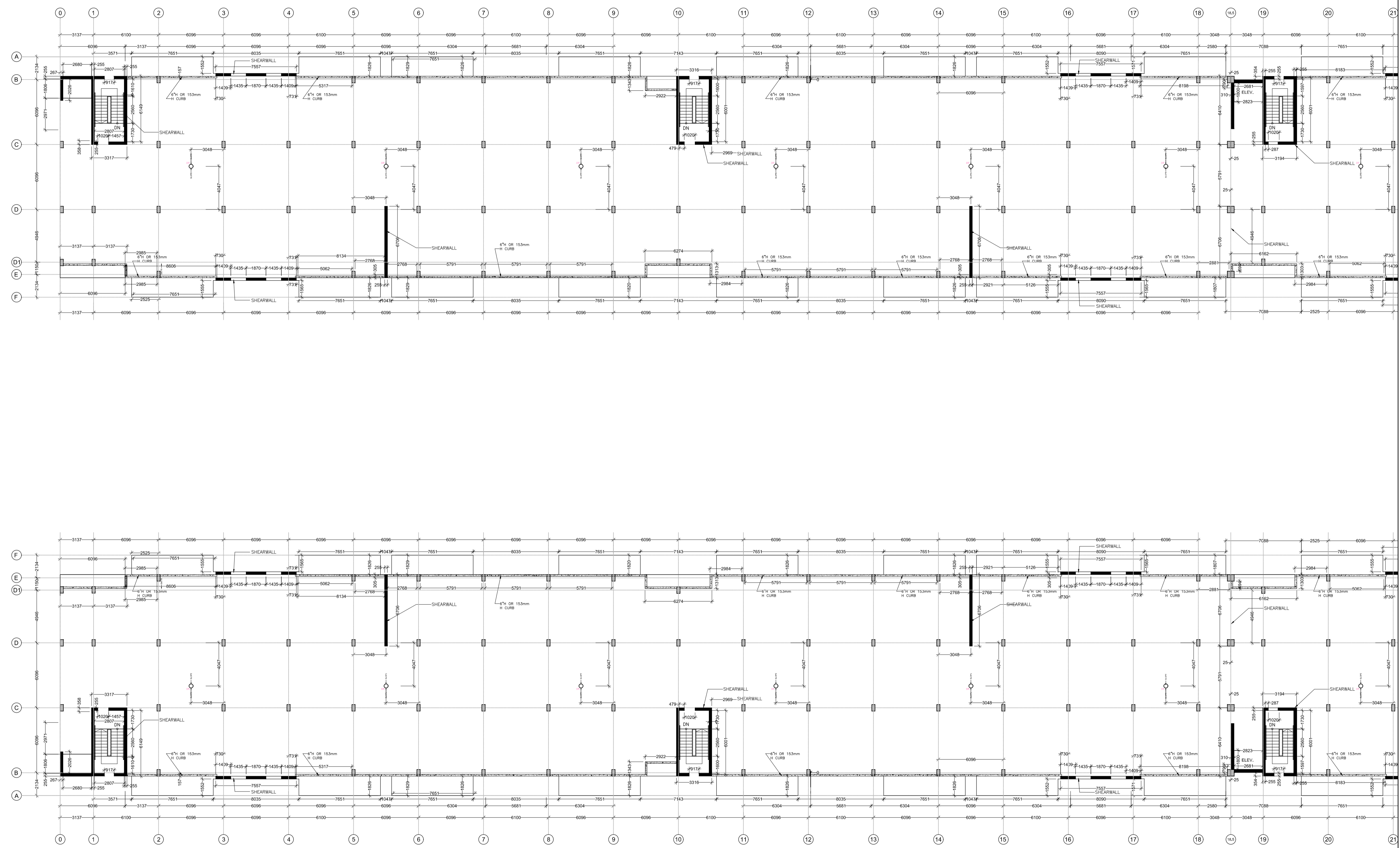
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LEVELS 2-4

LEVELS 2-4
 CONCRETE FORMING
 PLANS GRIDS 0-21

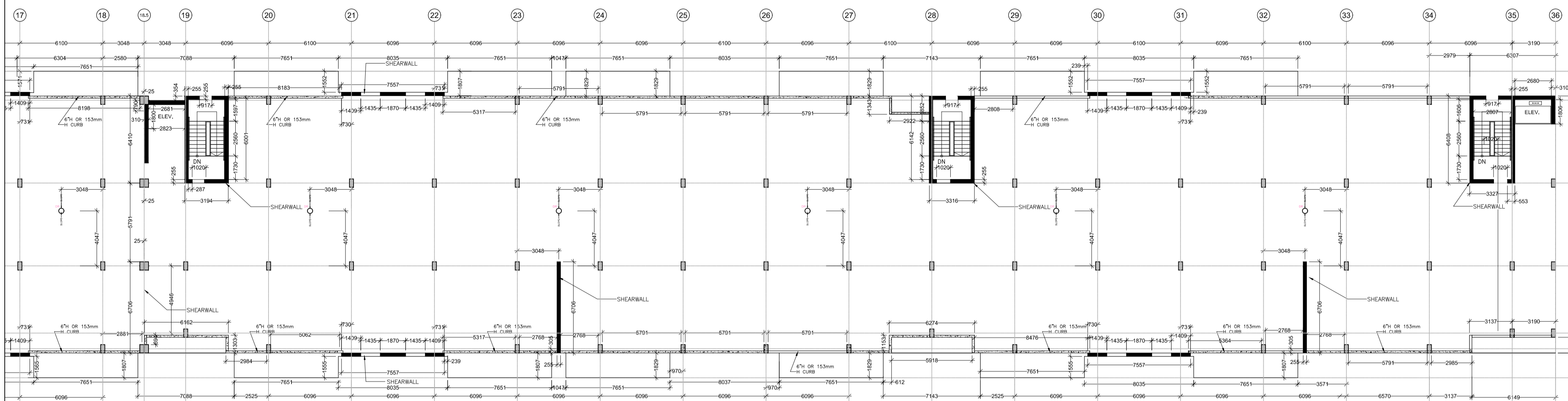
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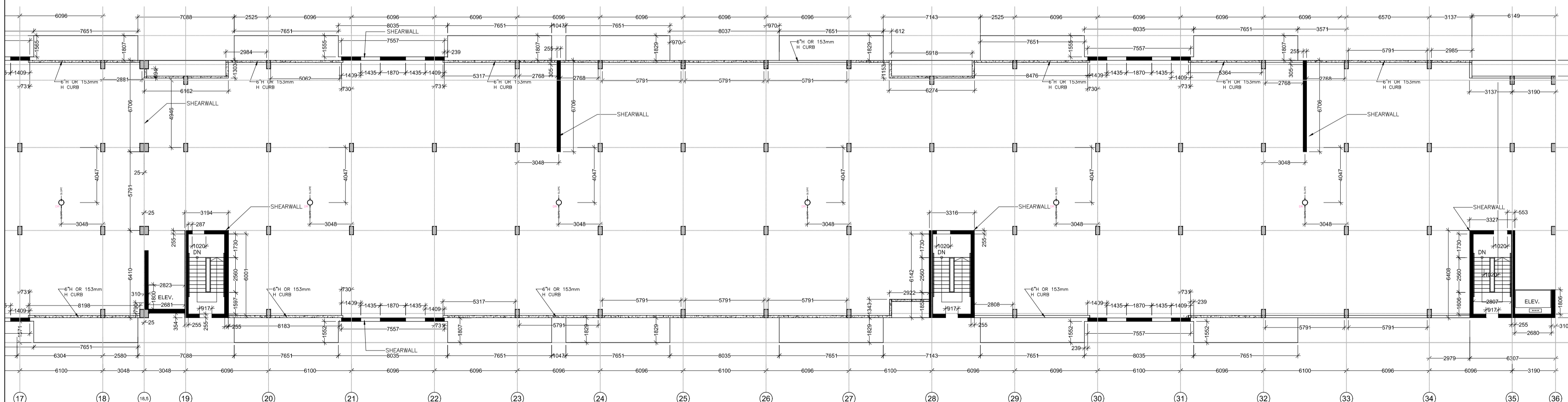


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FLOORS 2-4 CFP



FLOORS 2-4 CFP

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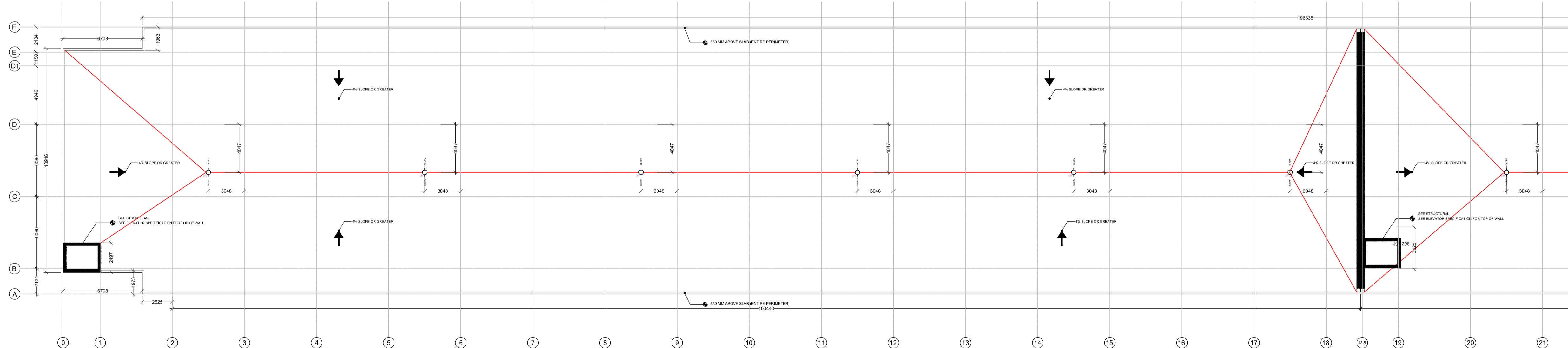
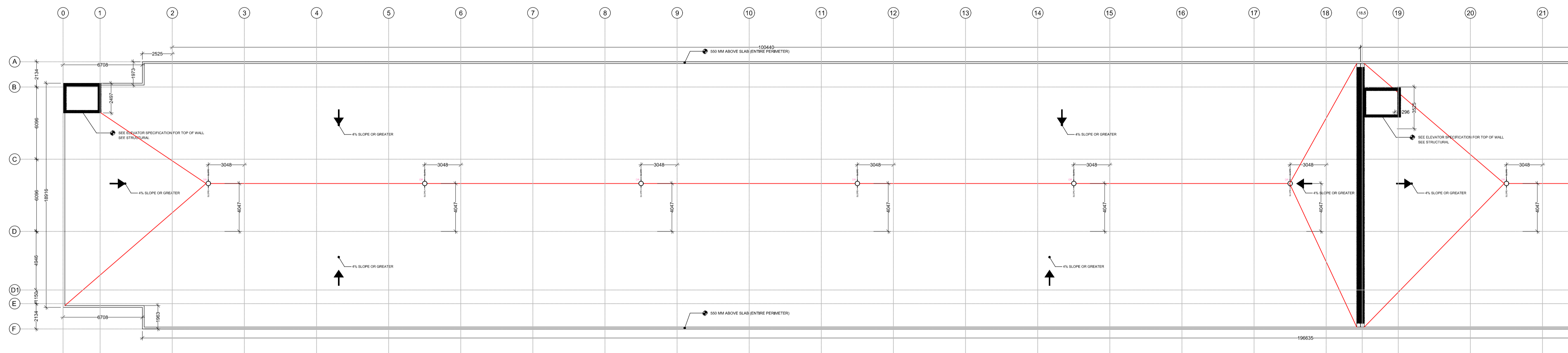
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ROOF PLANS
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PLANS GRIDS 0-21

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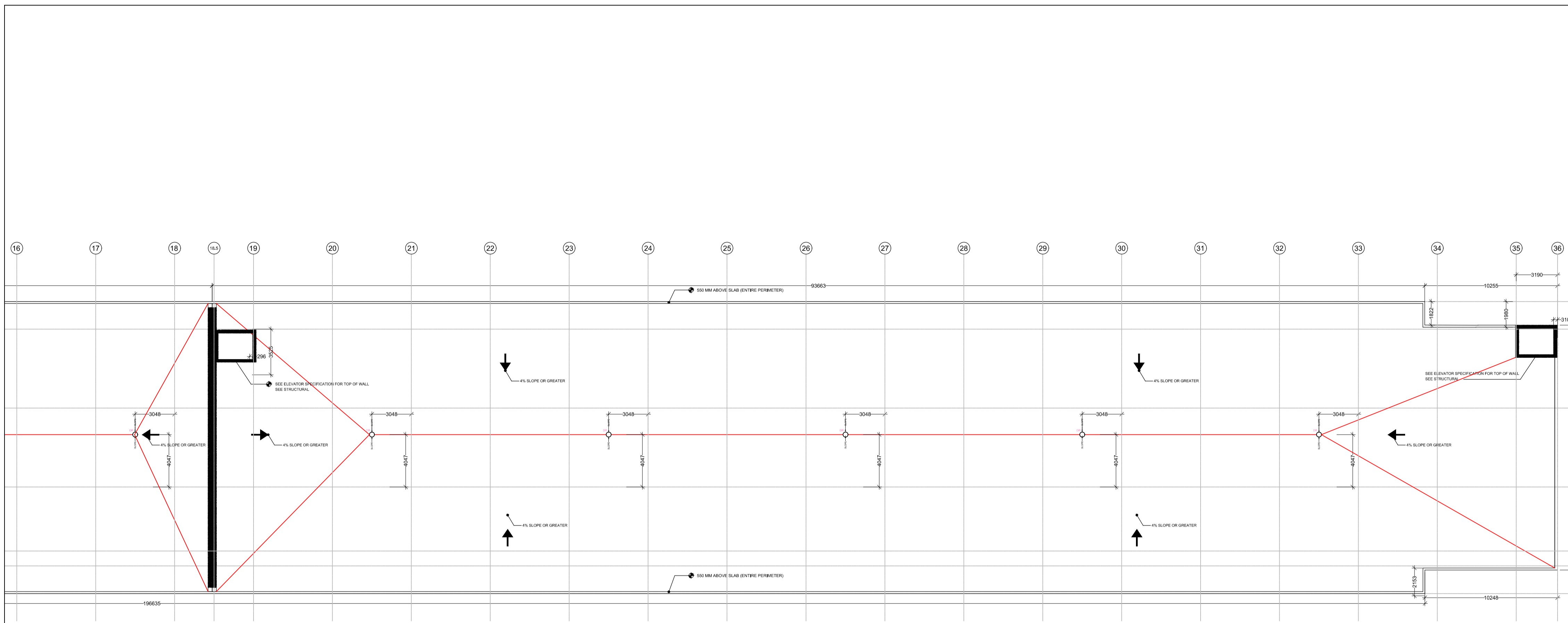
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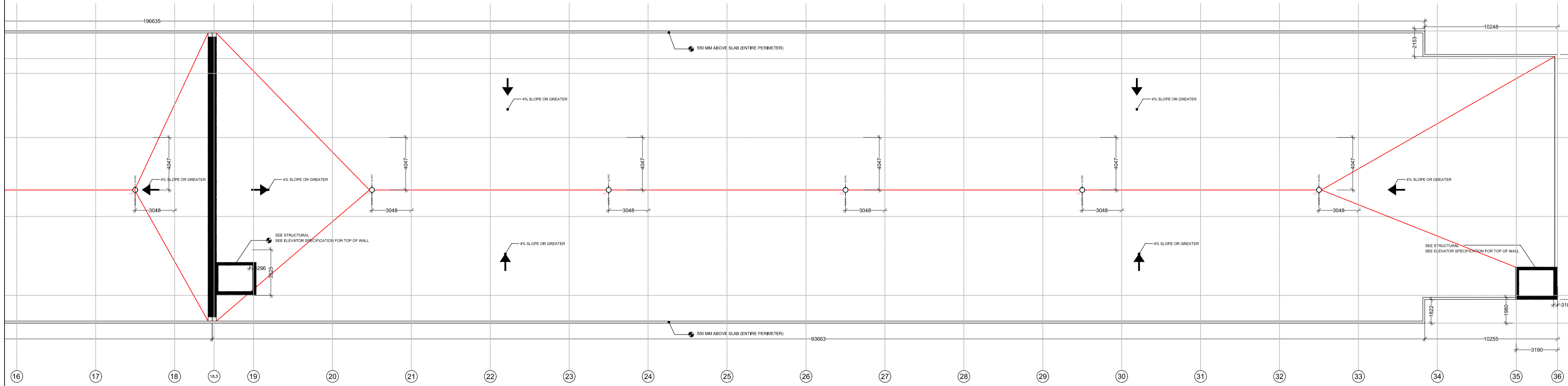


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ROOF PLANS
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ELEVATIONS

ELEVATIONS
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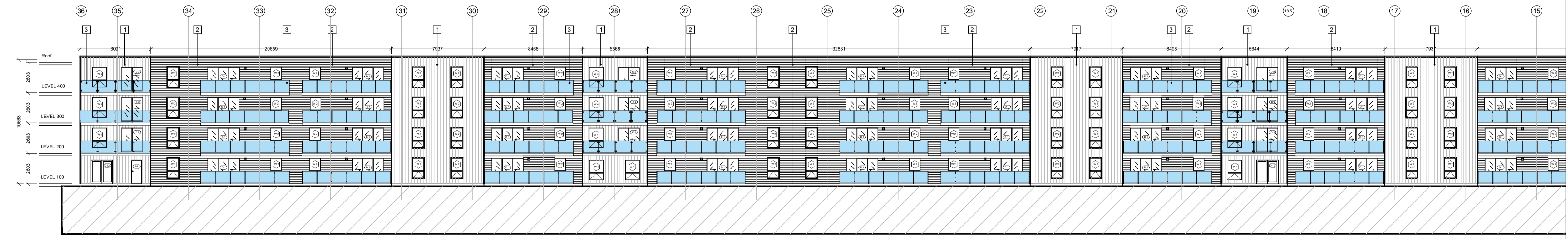
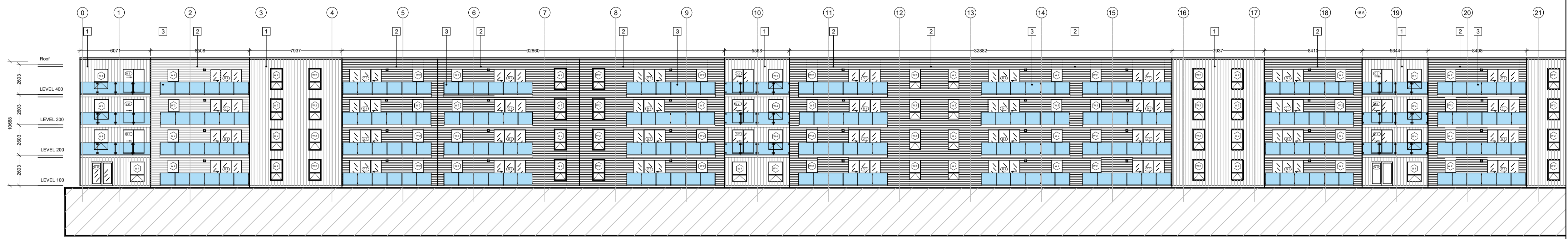
1 : 200

1 : 200 ELEVATIONS

NORTH AND SOUTH ELEVATIONS

drawn by: PG
chk'd by: MS

A-200(A)

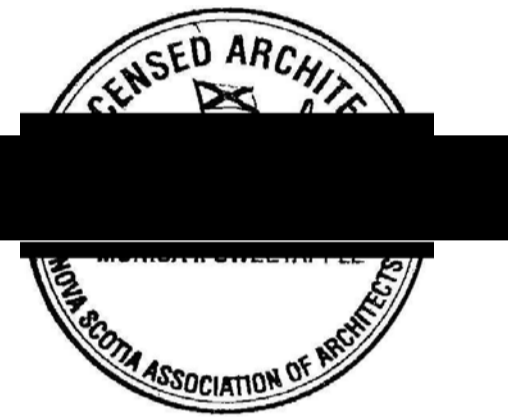


North Elevation
 SCALE: 1:200
 1 VERTICAL STEEL SIDING
 2 HORIZONTAL STEEL SIDING
 3 1070 MM H/T GLASS RAILING



OFFICE LOCATION
5335 DUFFUS STREET
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902 452 0129

MAILING ADDRESS
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HALIFAX, NS,
B3L 1K7



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C	Issue For Construction (90%)	Apr 27, 2023
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Revisions / Issues:

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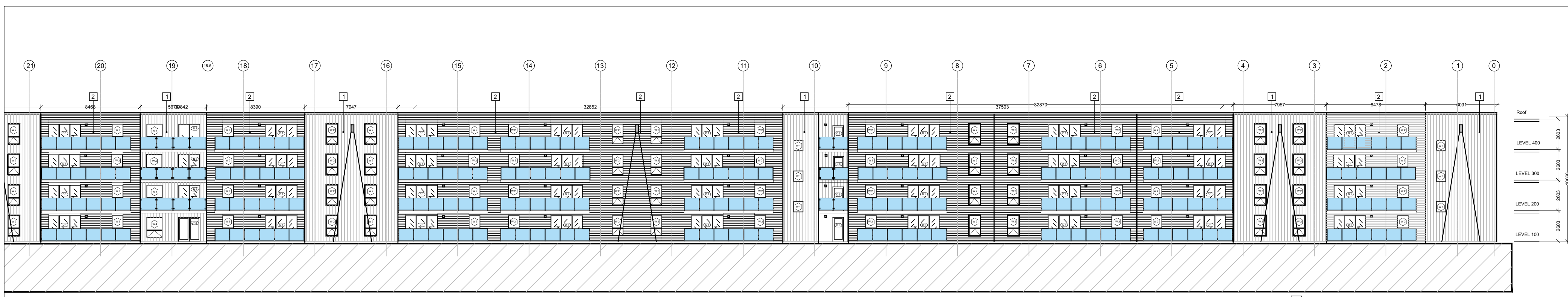
1 : 200

ELEVATIONS

NORTH AND SOUTH ELEVATIONS

drawn by: PG
chk'd by: MS

A-200(B)



North Elevation
SCALE: 1:200

1 VERTICAL STEEL SIDING
2 HORIZONTAL STEEL SIDING
3 1070 MM H/T GLASS RAILING



North Courtyard Elevation
SCALE: 1:200



South Courtyard Elevation
SCALE: 1:200



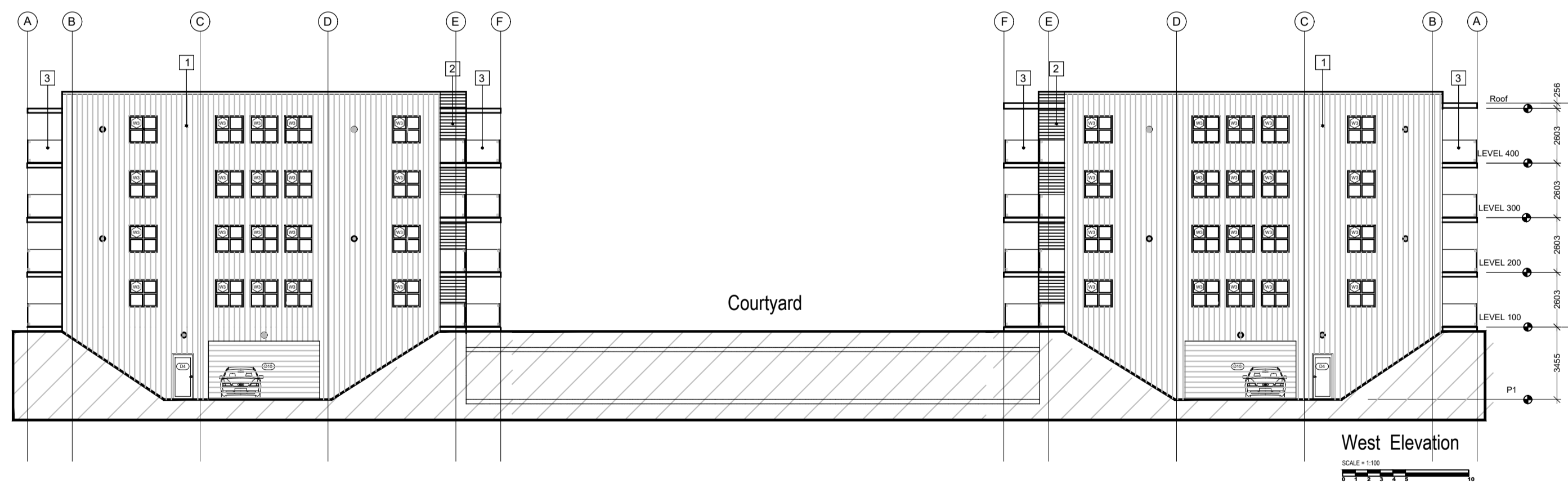
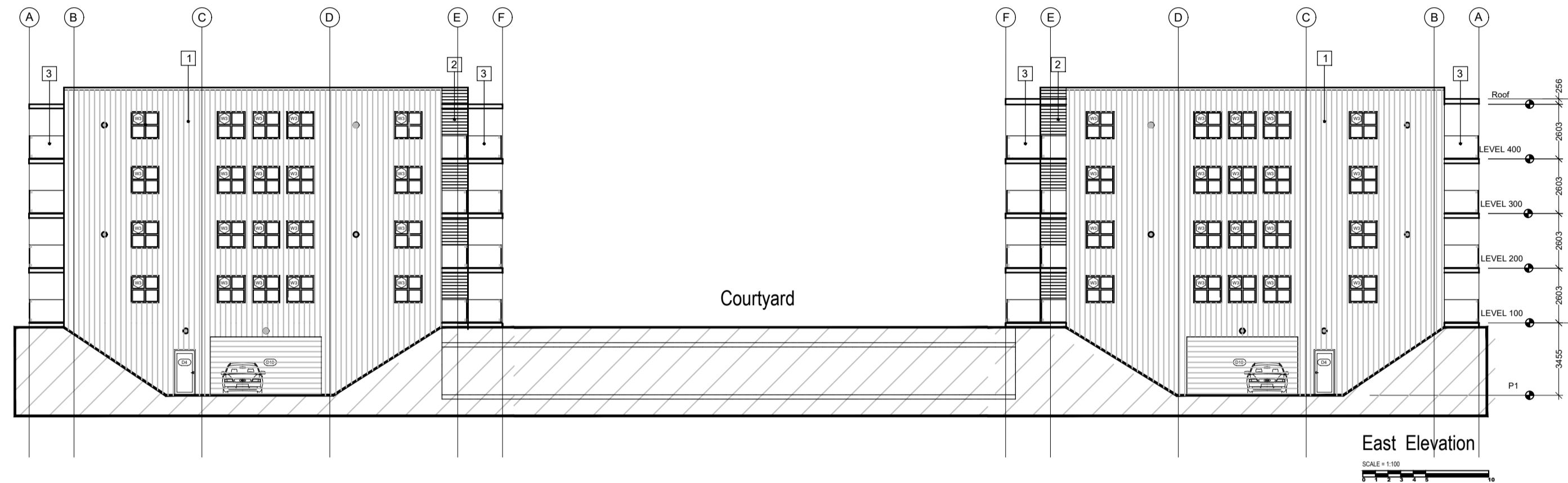
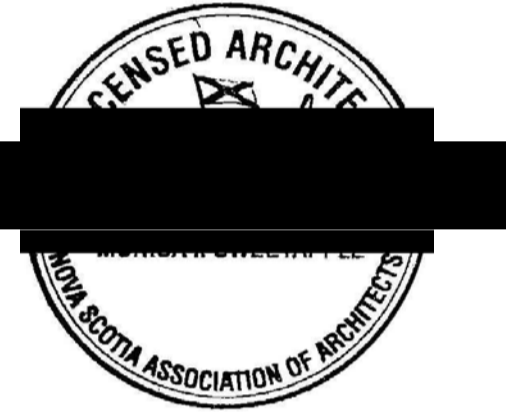
South Elevation
SCALE: 1:200

1 VERTICAL STEEL SIDING
2 HORIZONTAL STEEL SIDING
3 1070 MM H/T GLASS RAILING



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1 : 200

324 BEAVER BANK
 ELEVATIONS

EAST AND WEST
 ELEVATIONS

drawn by: PG
 chkd by: MS
 A-200(C)



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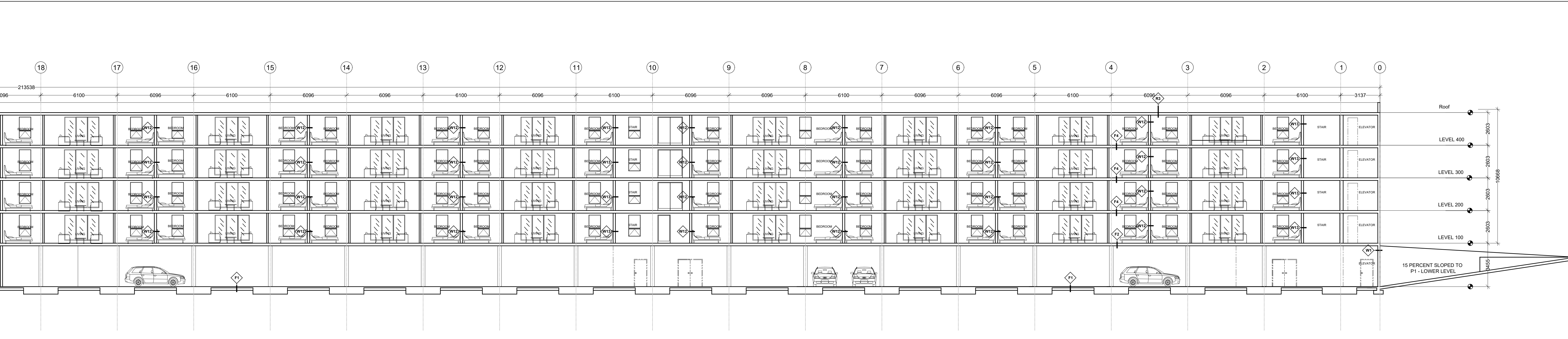
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TYPICAL SECTIONS

drawn by: PG
chk'd by: MS

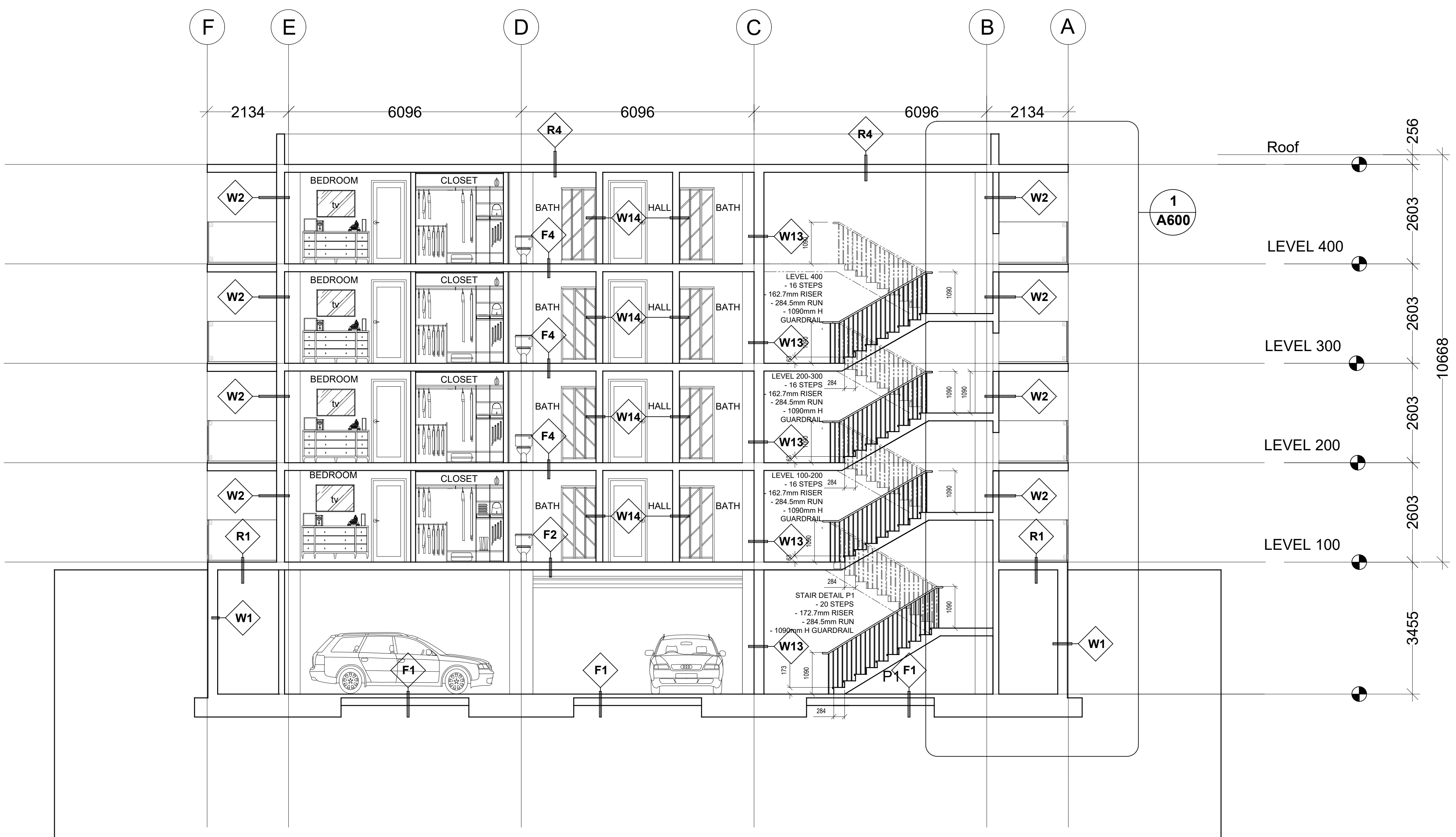
A-300



SECTION A - A
SCALE 1/20



SECTION A - A
SCALE 1/20



SECTION B - B
SCALE = 1/10





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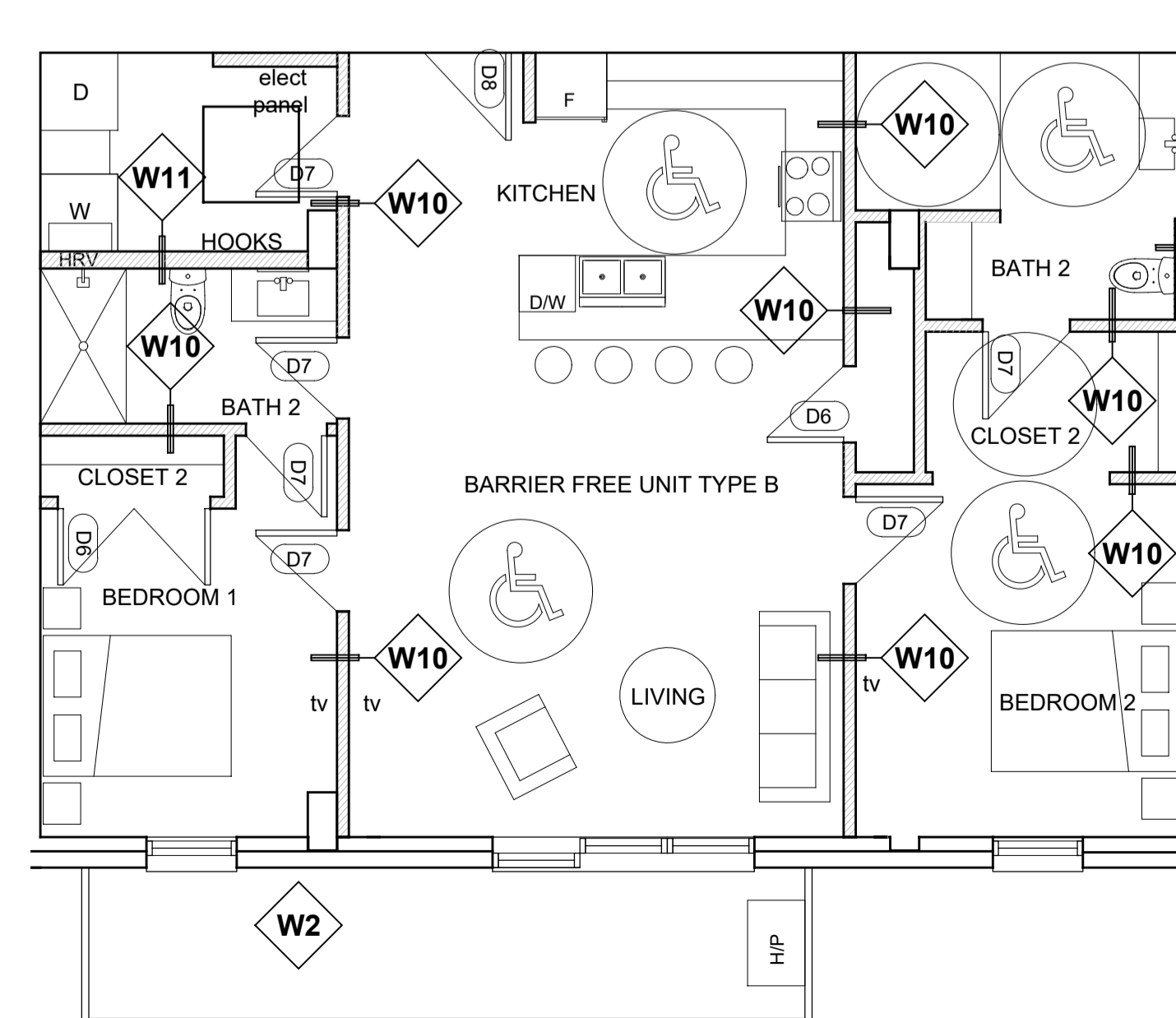
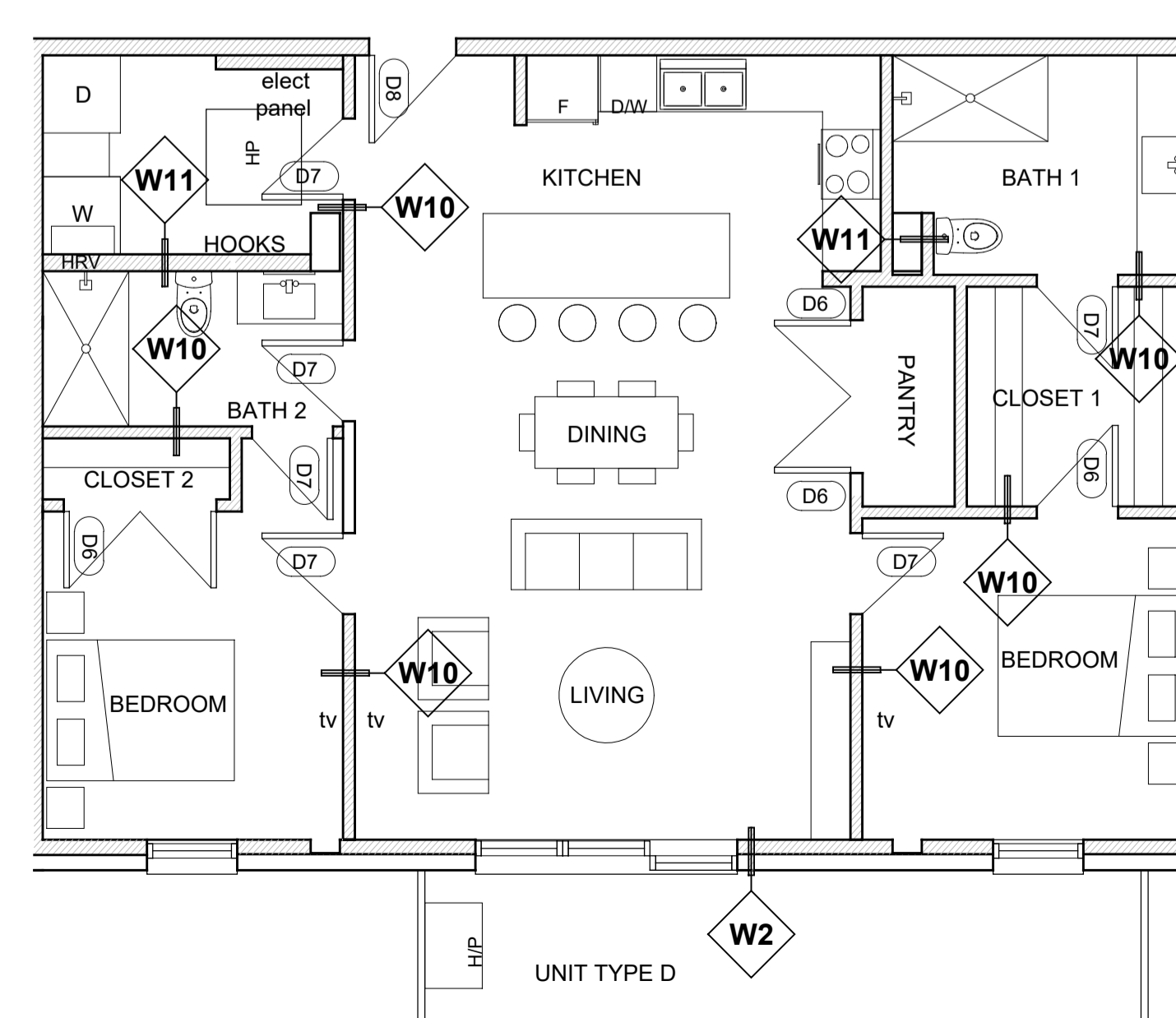
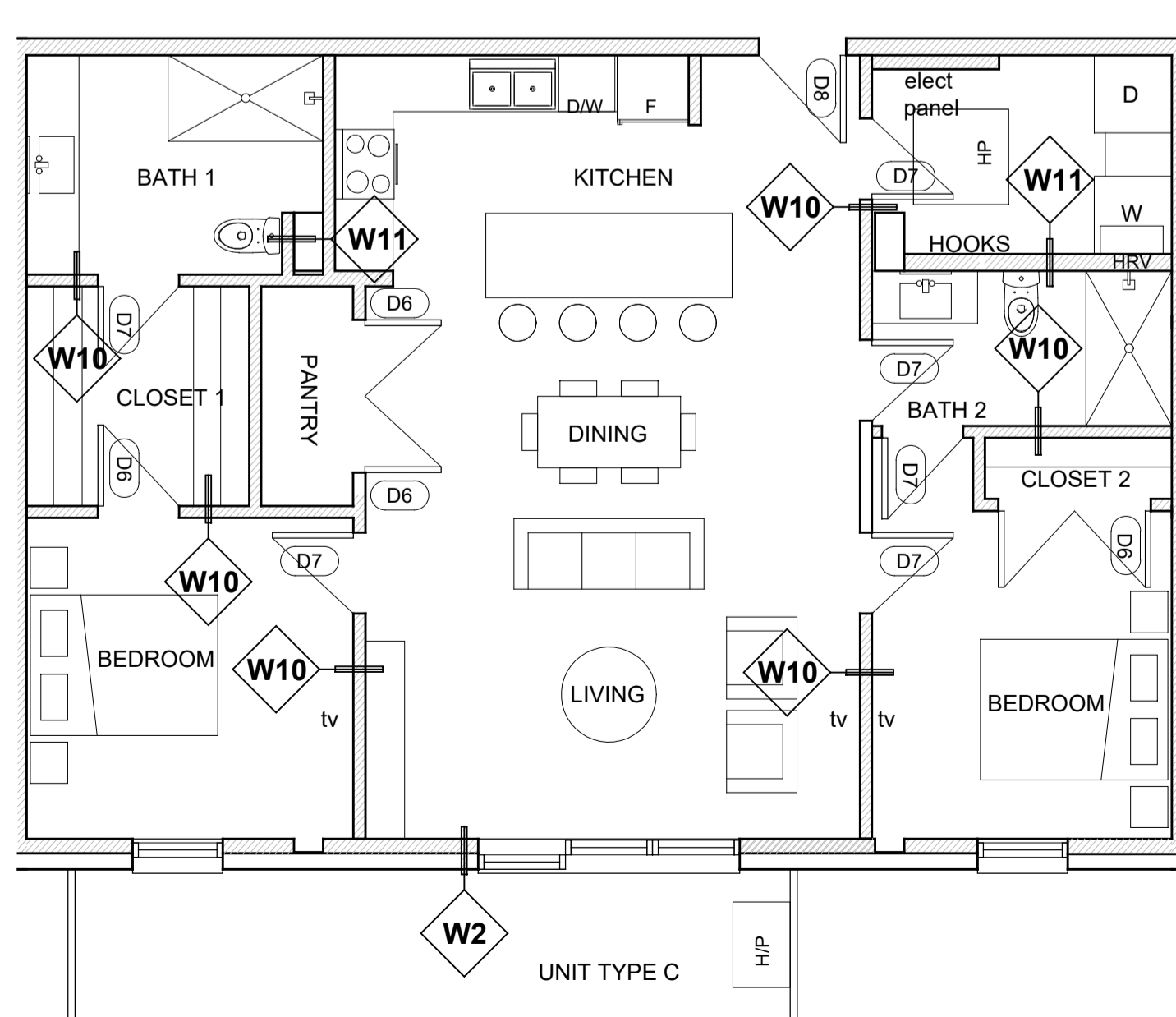
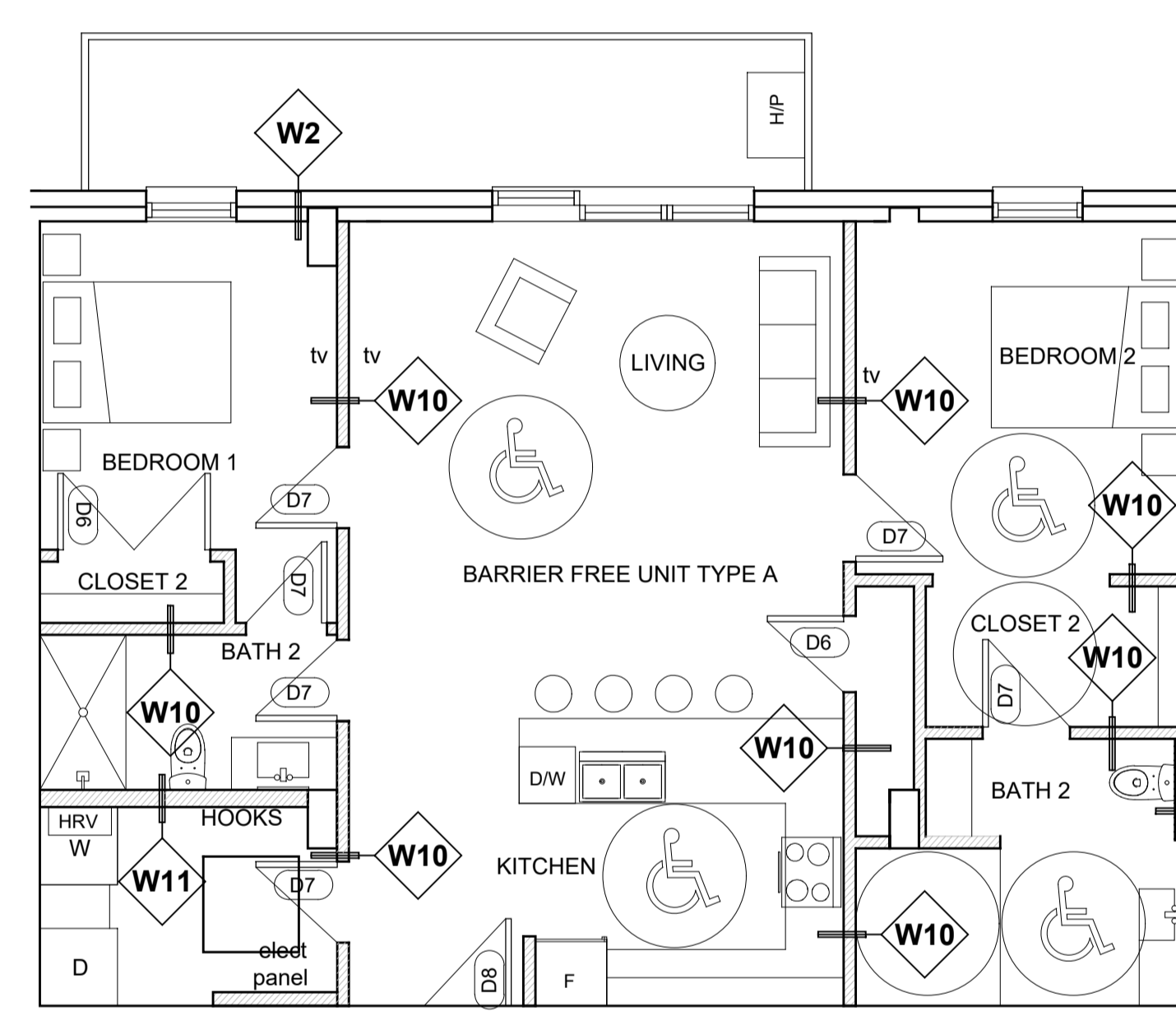
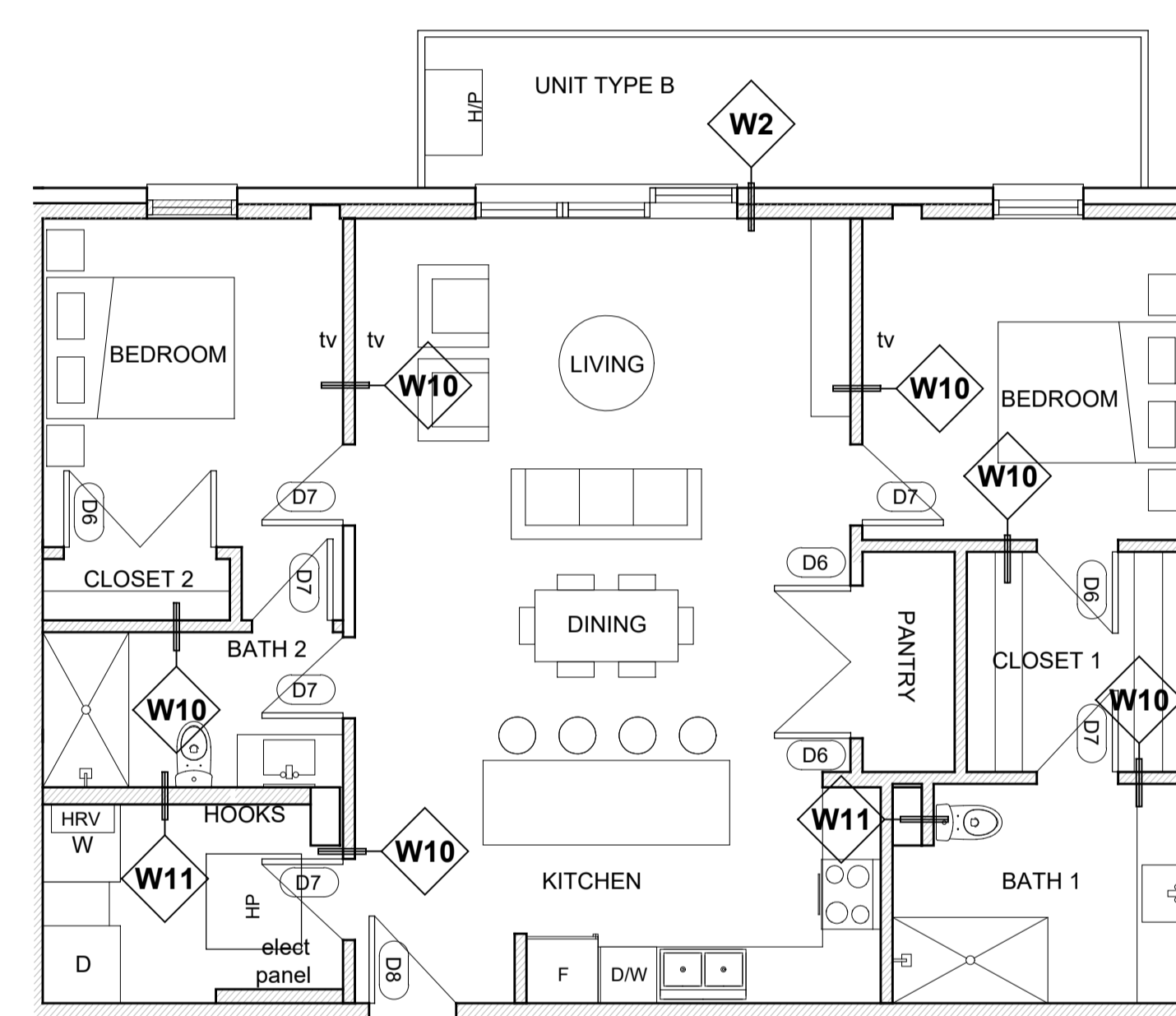
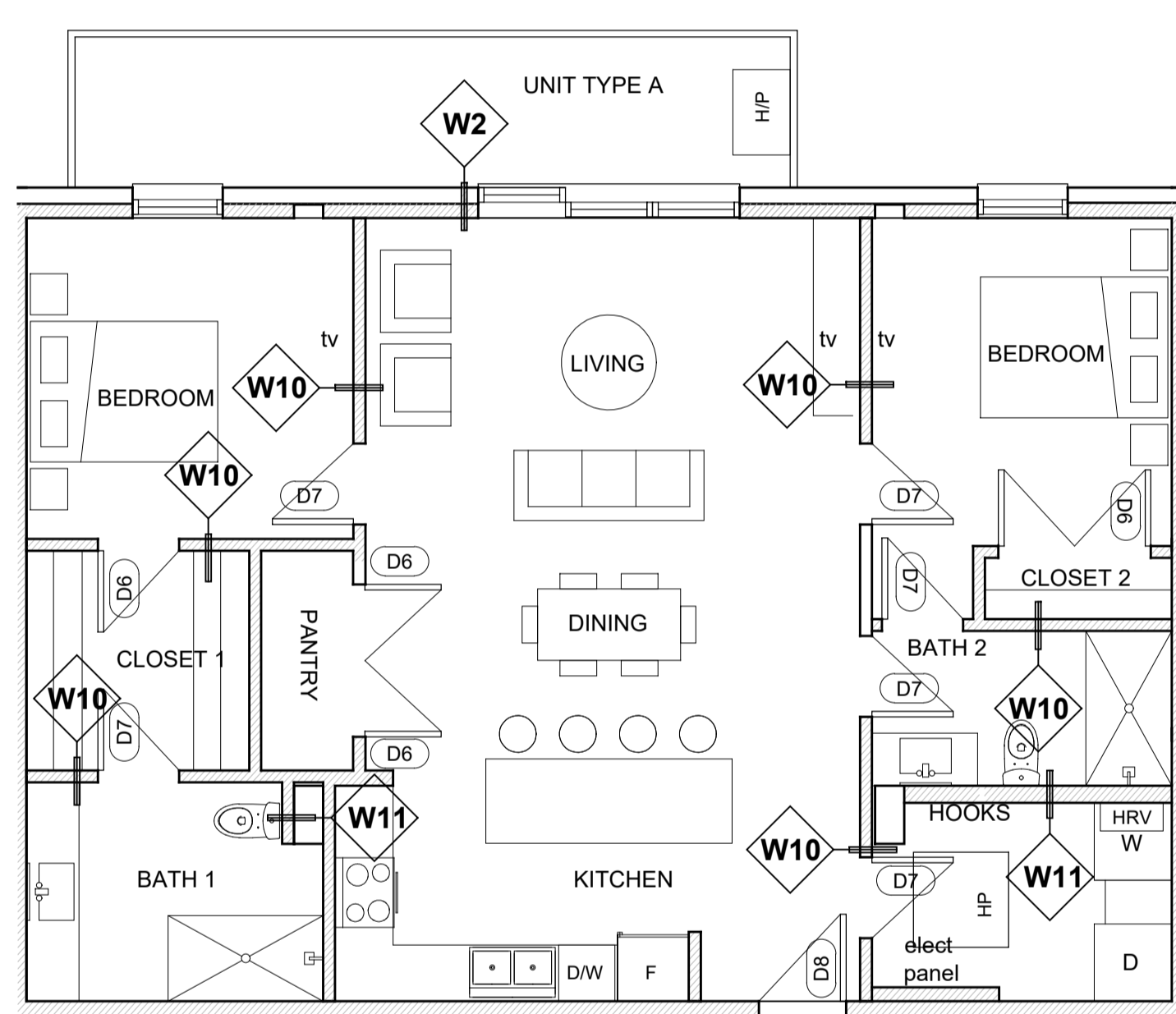
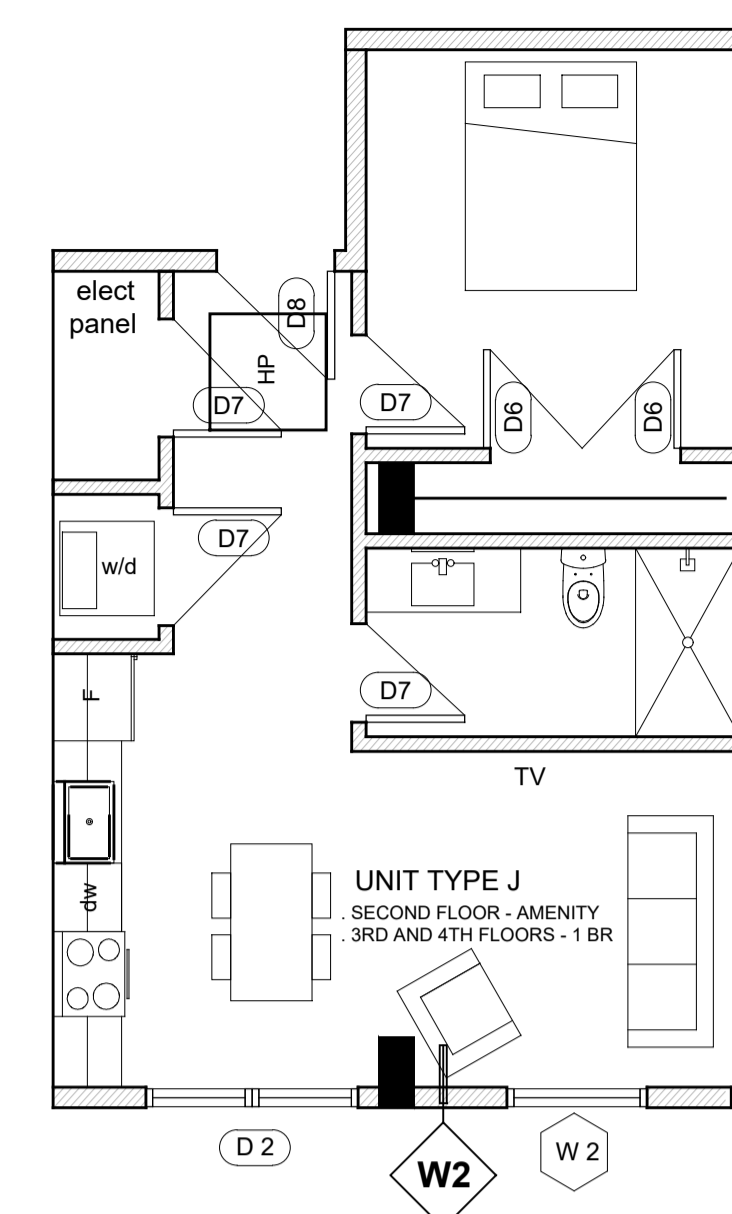
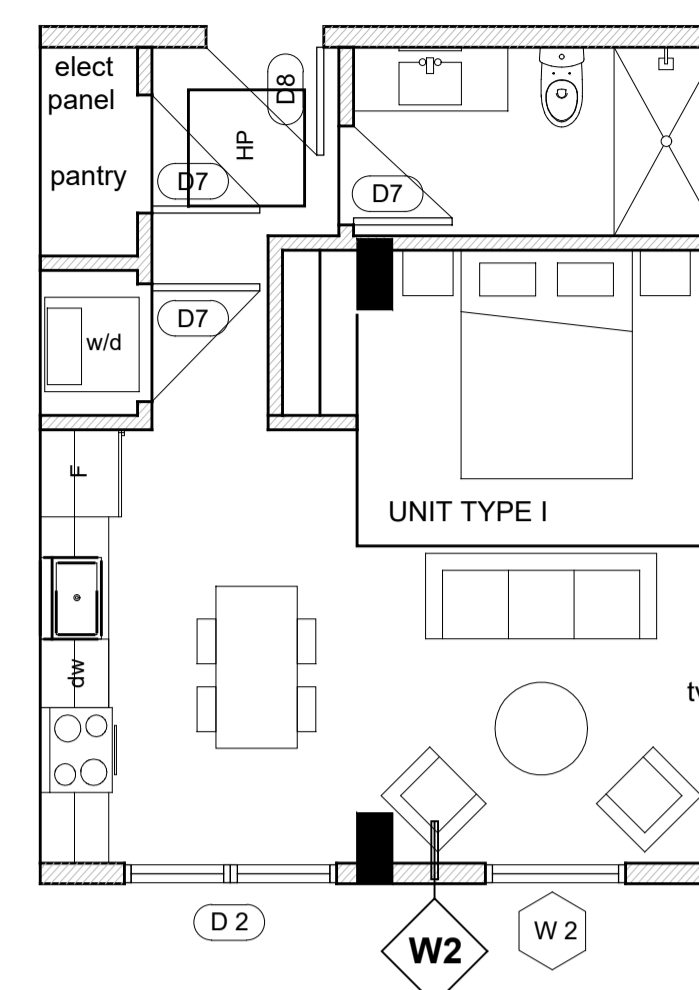
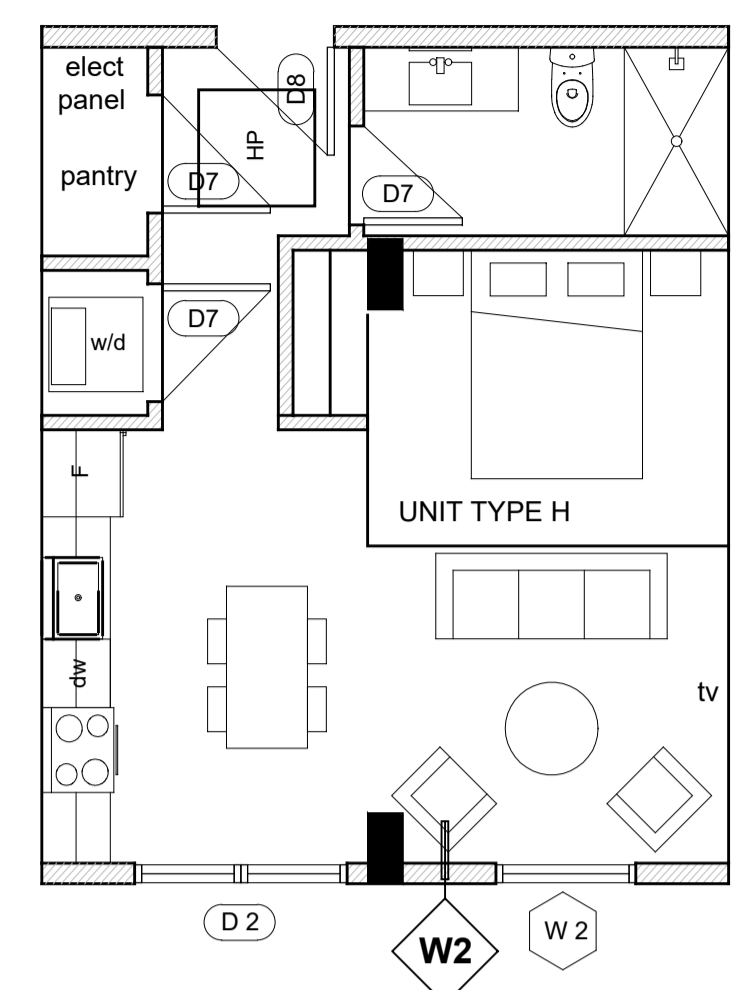
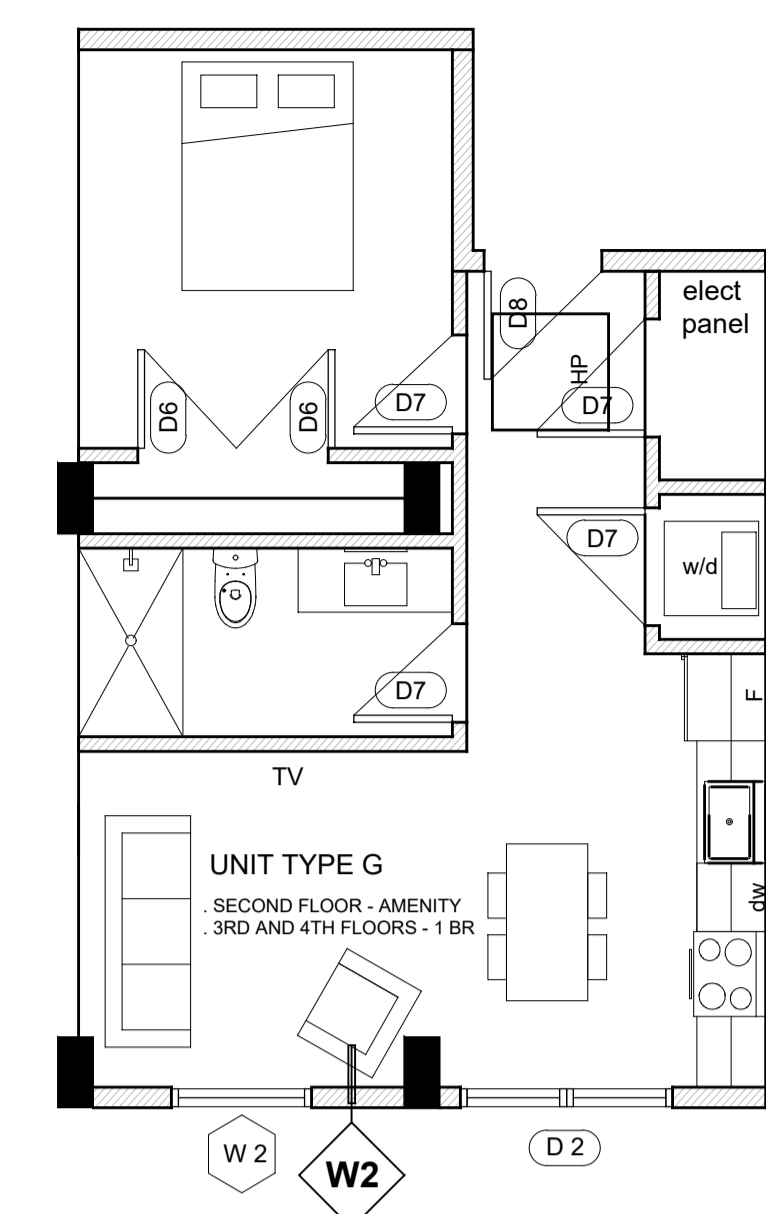
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324
BEAVER BANK

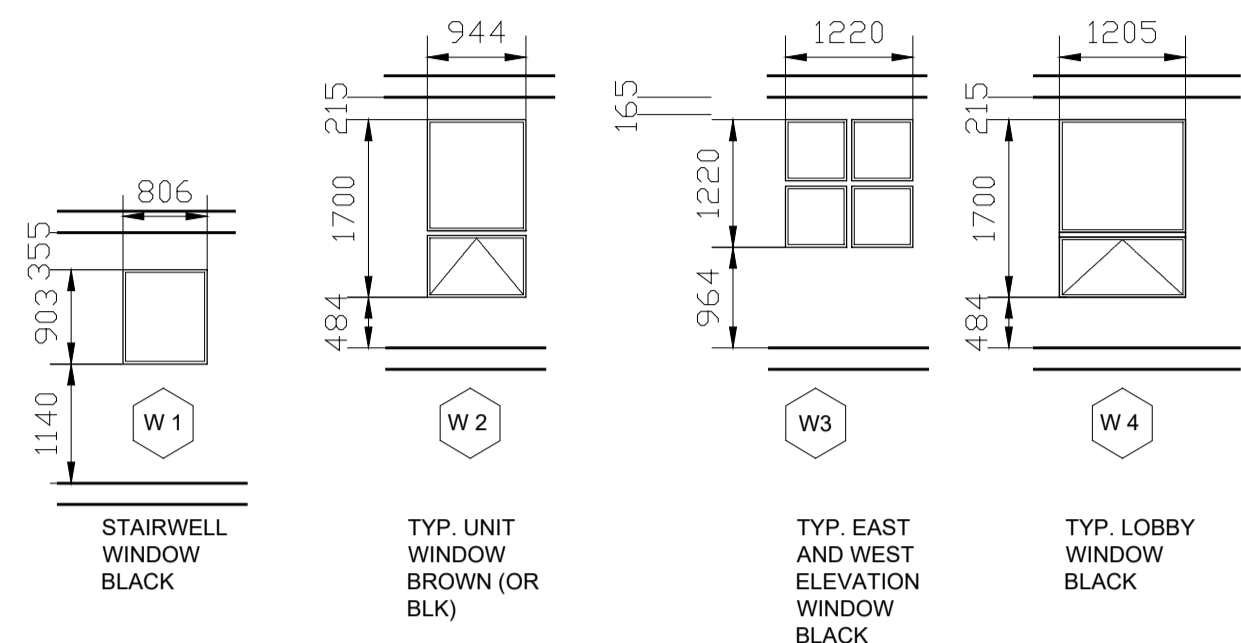
UNIT TYPES

drawn by: PG
chk'd by: MS

A 4 0 0



WINDOW SCHEDULE

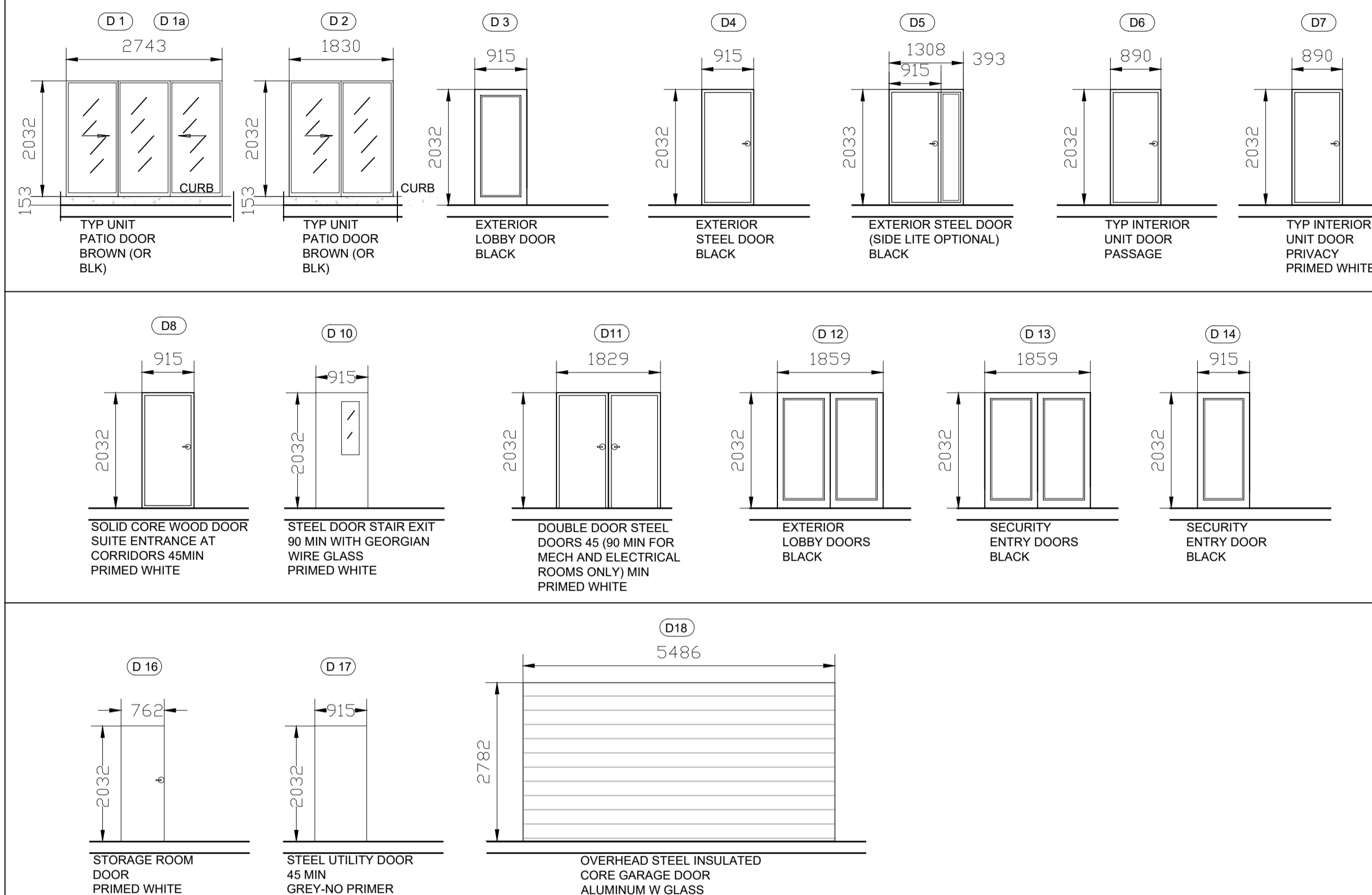


NOTE:

All Windows and Doors to meet NAFS and AADM standards by meeting the following performance standards:

Climate zone B
Performance class -
Minimum performance grade (PG) of 40
Minimum positive design pressure of 1920 PA
Minimum negative design pressure of -1920 PA
Minimum Canadian air infiltration/exfiltration A2

DOOR SCHEDULE



DOOR NO (D)	FRAME SIZE	TYPE	MATERIAL	FIRE RATING OF DOOR, FRAME & HARDWARE	HINGES	LOCKSETS								REMARKS	LOCATION			
						KEYED LOCKSET	COMMUNICATING	PASSAGE	PRIVACY	STOREROOM	DEADBOLT	AUTO-OPENER	CLOSER			PANIC HARDWARE	FRESHHOLD	WEATHER-STRIPPING
D1	1830 mm X 2,743 mm 72" X 108"	PATIO DOOR/WINDOW	VINYL														BROWN OR BLACK	LIVING ROOMS AND ONE BEDROOM
D3	915 mm X 2,184 mm 36" X 86"	EXTERIOR DOOR	ALUMINUM														EXTERIOR DOOR BLACK	ACCESSIBLE LOBBY DOOR EXTERIOR
D4	915 mm X 2,184 mm 36" X 86"	EXTERIOR STEEL DOOR	STEEL														EXTERIOR DOOR BLACK	EXIT DOOR EXTERIOR
D5	915 mm X 2,184 mm 36" X 86" 393 mm X 2,184 mm 15.5" X 86" (sl)	EXTERIOR STEEL DOOR	STEEL														EXTERIOR DOOR BLACK	EXIT DOOR EXTERIOR
D6	890 mm X 2,032 mm 35" X 80"	TYP INTERIOR UNIT DOOR PASSAGE	WOOD															INTERIOR WOOD SUITE DOOR PASSAGE
D7	890 mm X 2,032 mm 35" X 80"	TYP INTERIOR UNIT DOOR PRIVACY PRIMED WHITE	WOOD															INTERIOR WOOD SUITE DOOR PRIVACY
D8	915 mm X 2,032 mm 36" X 80"	SOLID CORE WOOD SUITE ENTRANCE AT CORRIDORS	WOOD	45 MIN	1.5													SUITE ENTRY DOOR ACCESSIBLE
D-10	915 mm X 2,032 mm 36" X 80"	STEEL STAIR EXIT DR. WITH GEORGIAN WIRE GLASS	STEEL	90 MIN	1.5													FIRE EXIT DOOR-STAIR
D-11	1829 mm X 2,032 mm 72" X 80"	DOUBLE STEEL DOORS FOR MECH AND ELECTRICAL ROOMS ONLY	STEEL	90 MIN	1.5													UTILITY/AMENITY ROOM GARBAGE ROOMS-PASSAGE
D-12	1,859 mm X 2,184 mm 73" X 86"	EXTERIOR LOBBY DOORS	ALUMINUM															EXTERIOR DOOR BLACK
D-13	1,859 mm X 2,184 mm 73" X 86"	SECURITY ENTRY DOORS	ALUMINUM															INTERIOR DOOR BLACK
D-14	915 mm X 2,184 mm 36" X 86"	SECURITY ENTRY DOOR	ALUMINUM															INTERIOR DOOR BLACK
D-16	762 mm X 2,032 mm 30" X 80"	STORAGE ROOM DOOR	STEEL OR FENCE															STORAGE ROOM PARKADE
D-17	915 mm X 2,032 mm 36" X 80"	STEEL UTILITY DOOR	STEEL	45 MIN	1.5													UTILITY ROOM
D-18	5,486 mm X 2,782 mm 216" X 110"	OVERHEAD STEEL INSULATED CORE GARAGE DOOR	ALUMINUM															REMOVE OPERATED BLACK



OFFICE LOCATION
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DOOR/WINDOW SCHEDULES



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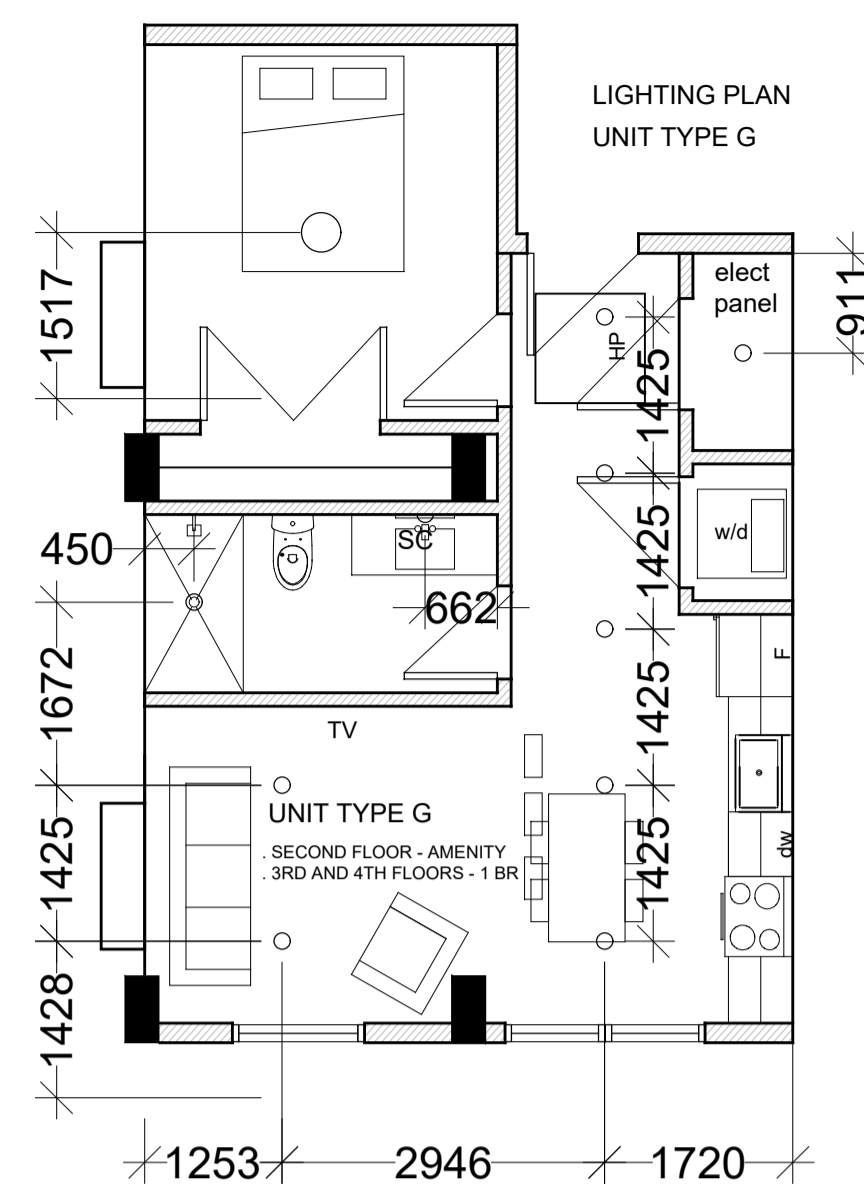
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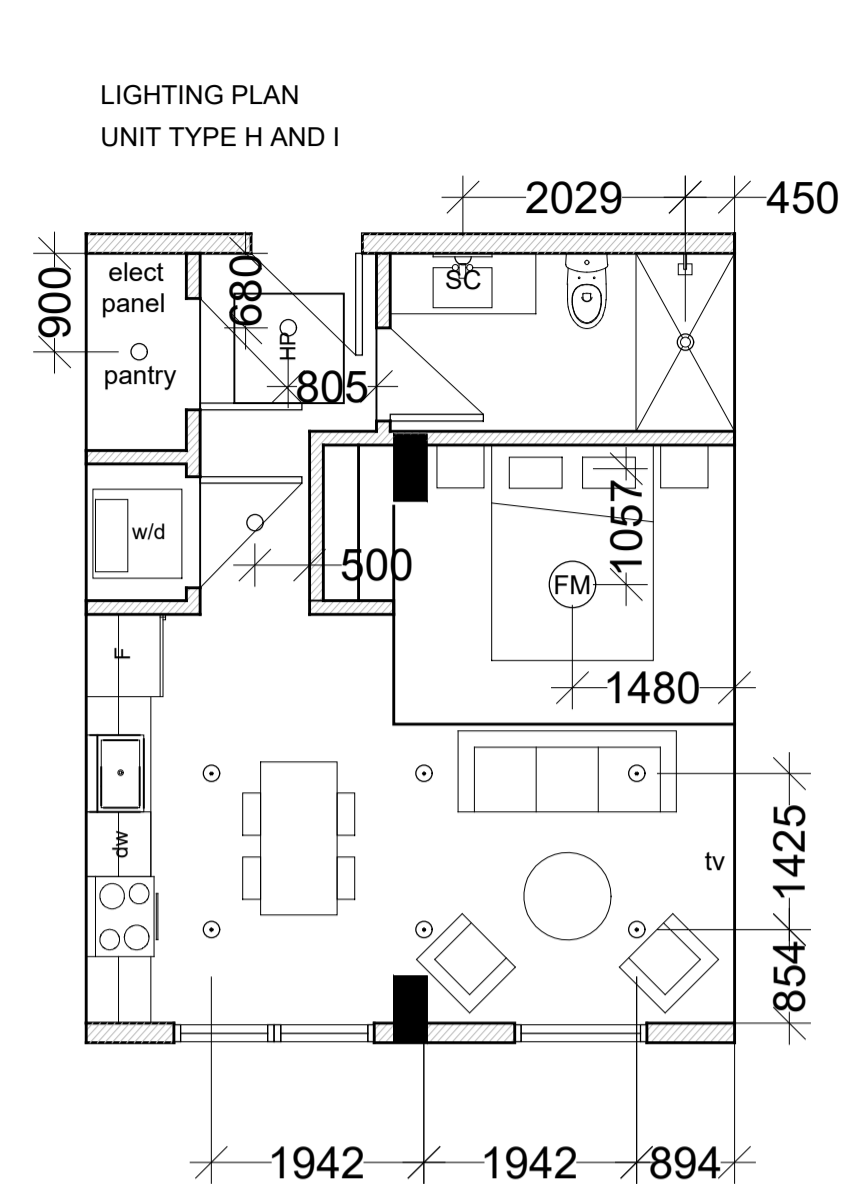
324/328
BEAVER BANK
RCP LIGHTING

drawn by: PG
chk'd by: MS

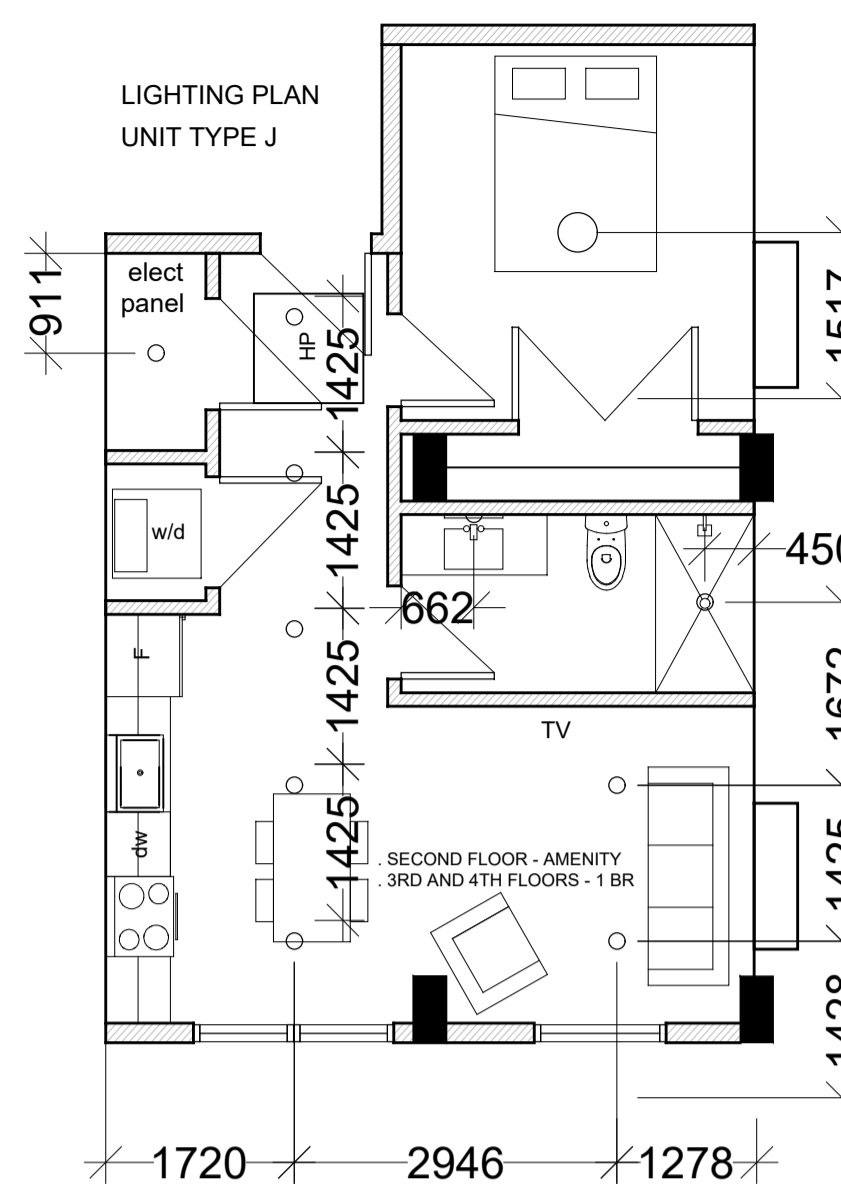
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LIGHTING PLAN
UNIT TYPE G

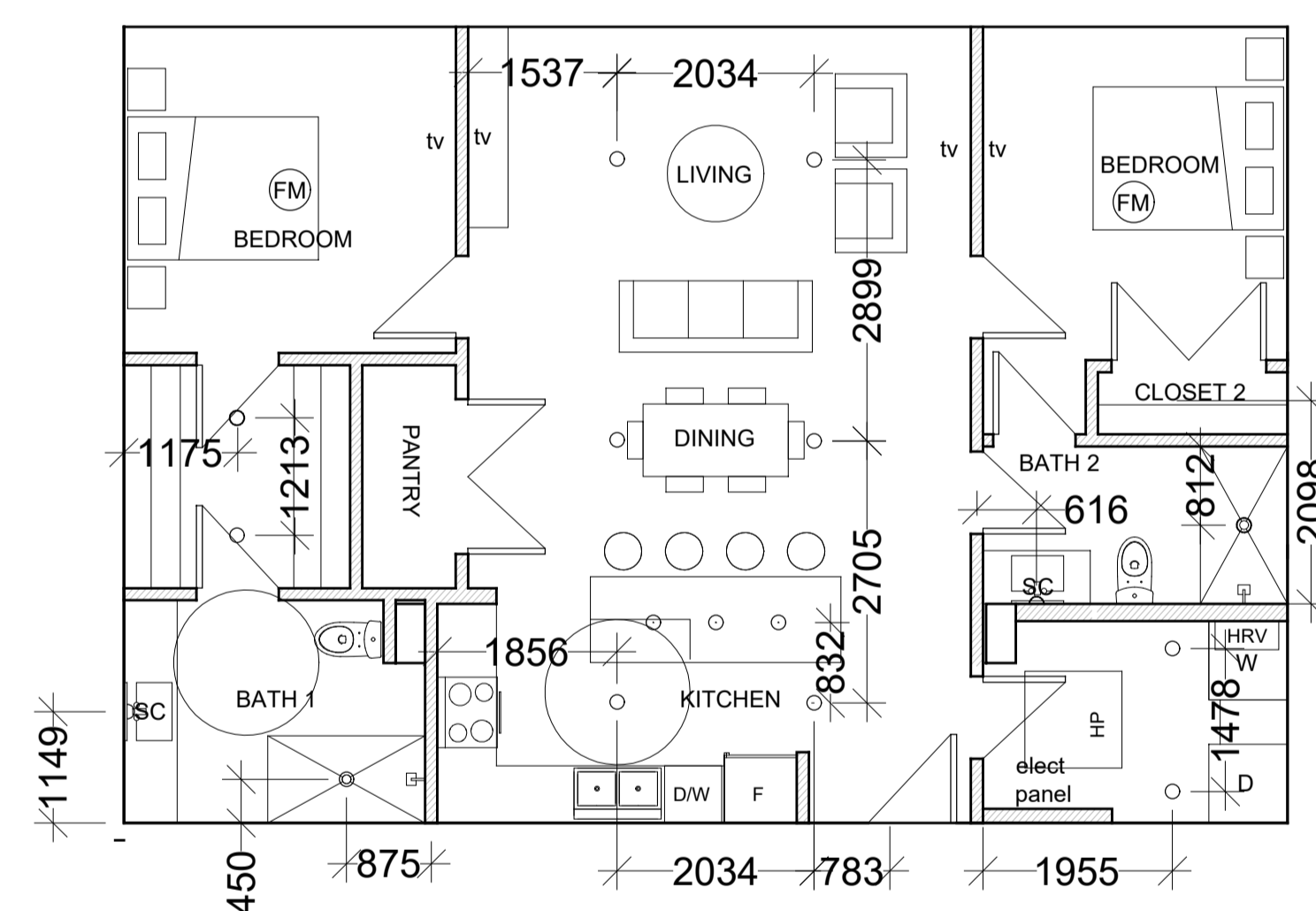


LIGHTING PLAN
UNIT TYPE H AND I

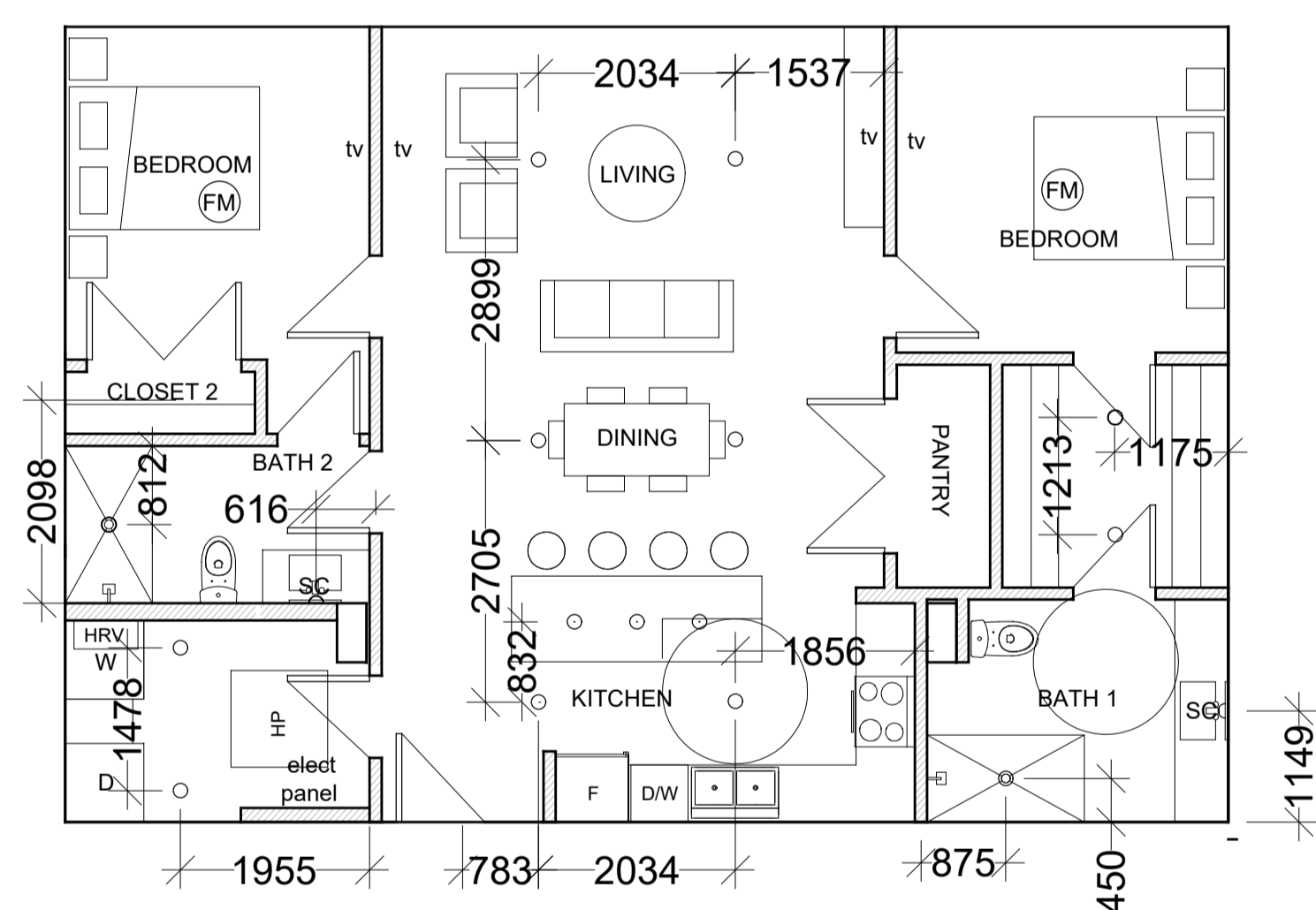


LIGHTING PLAN
UNIT TYPE J

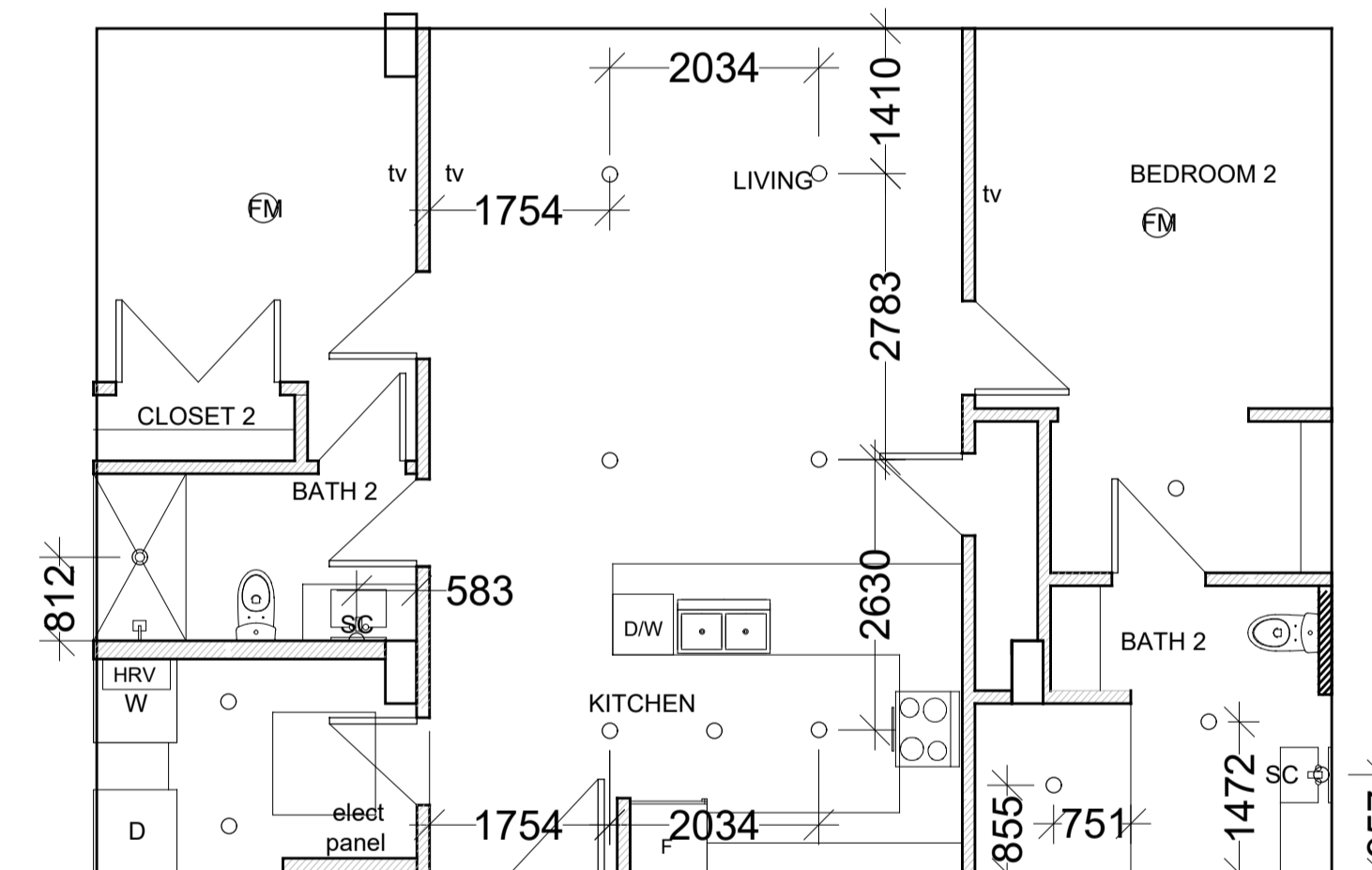
LIGHTING PLAN UNIT TYPE A



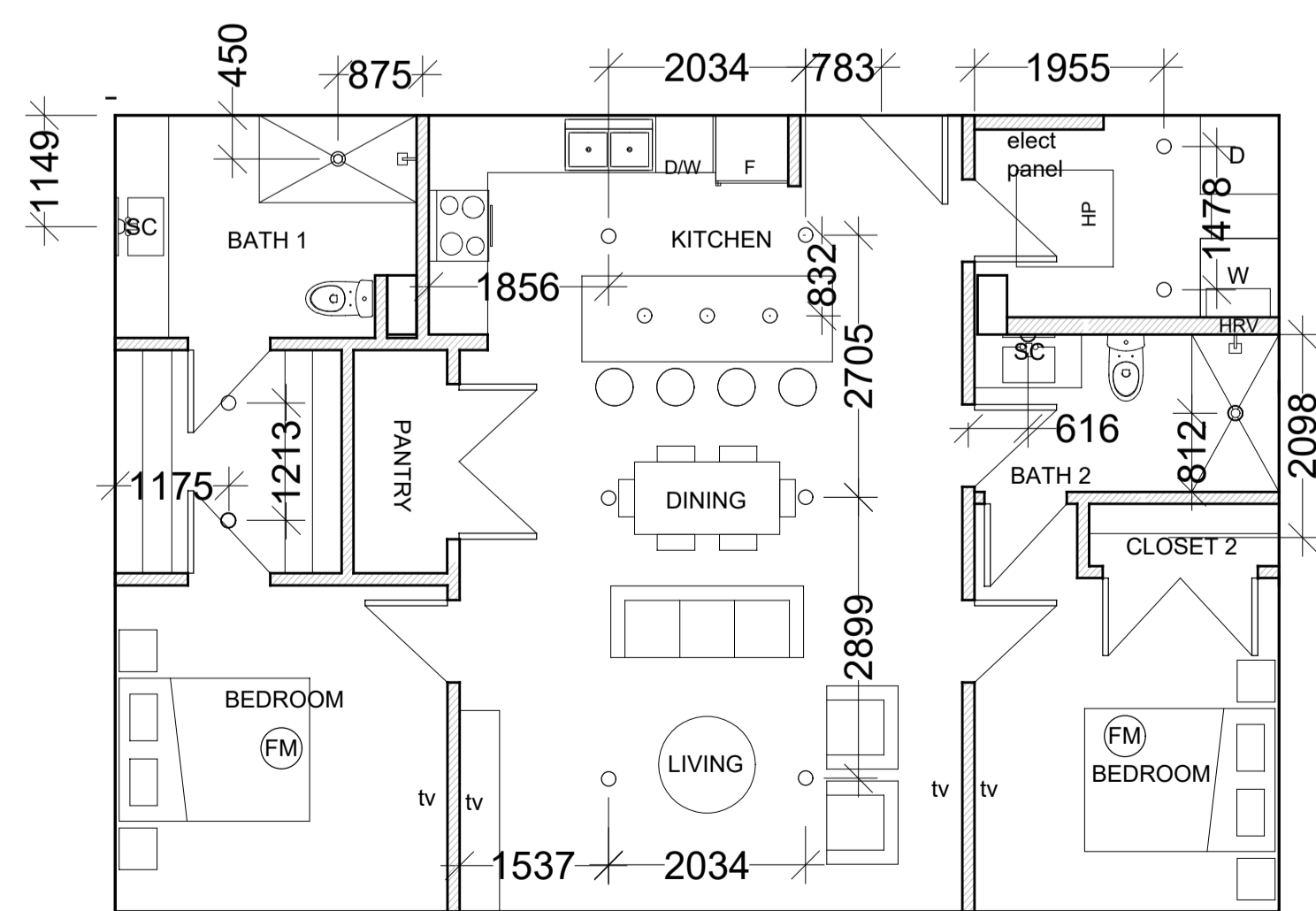
LIGHTING PLAN UNIT TYPE B



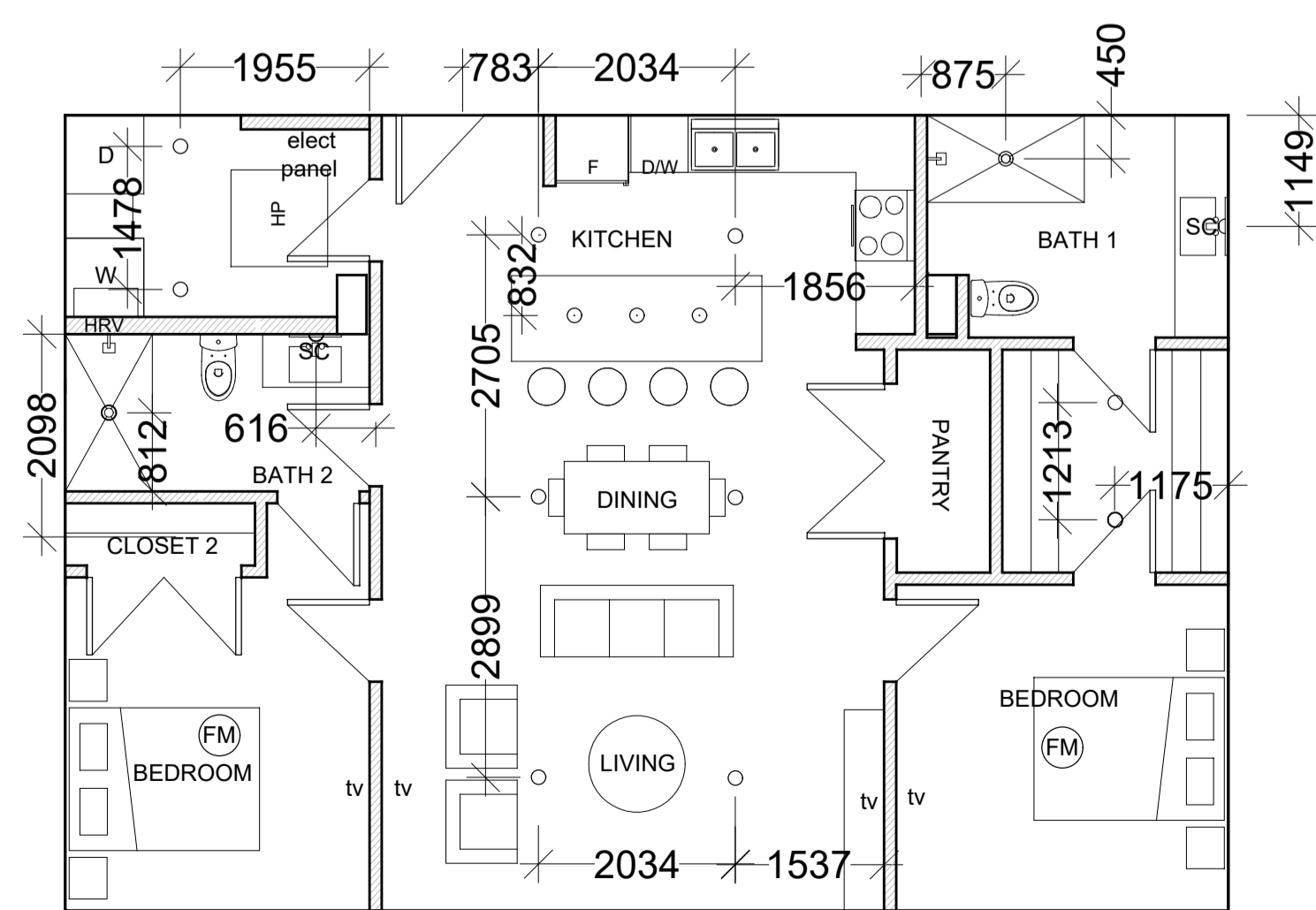
BARRIER FREE LIGHTING PLAN TYPE A



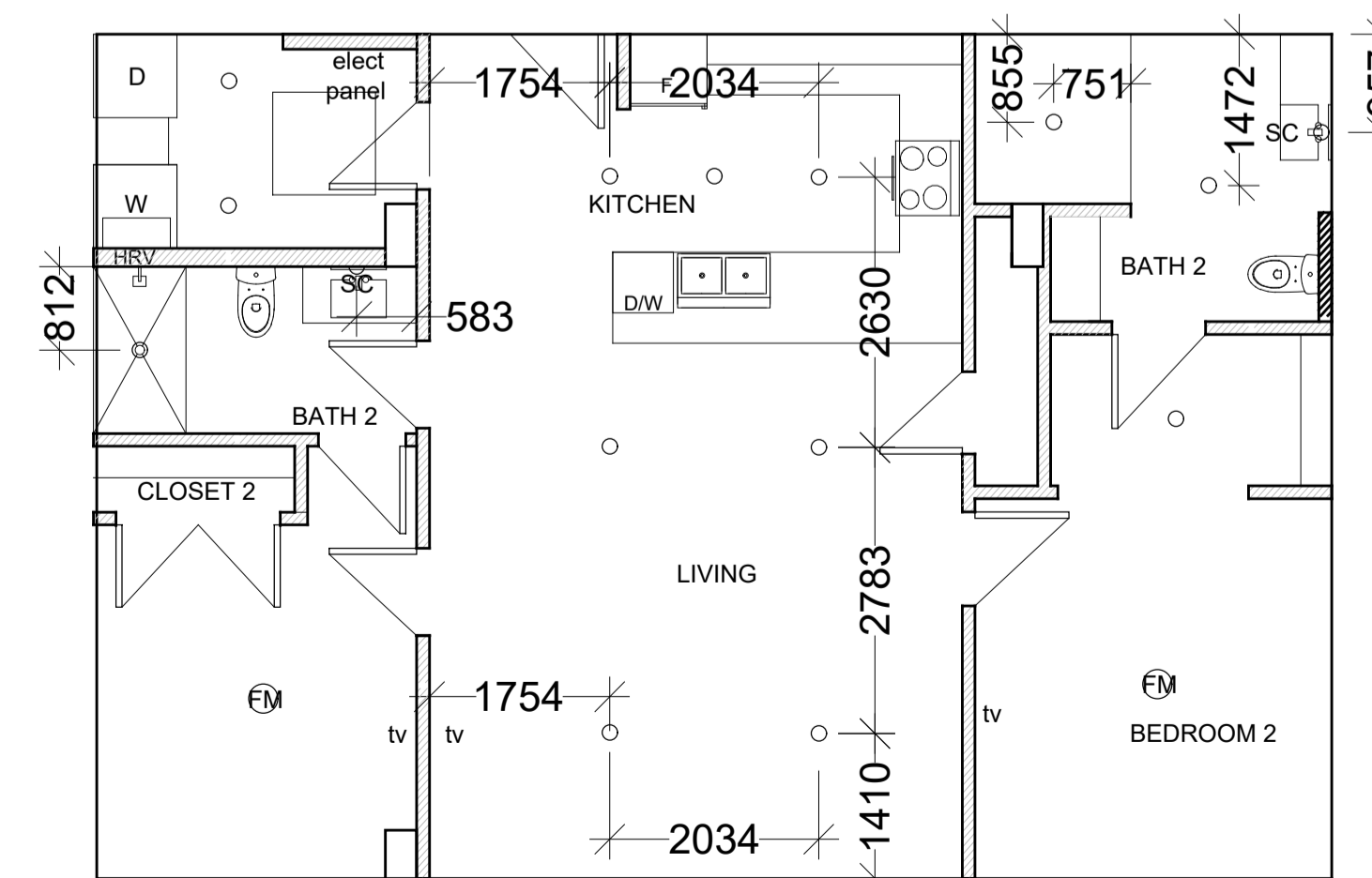
LIGHTING PLAN UNIT TYPE C



LIGHTING PLAN UNIT TYPE D



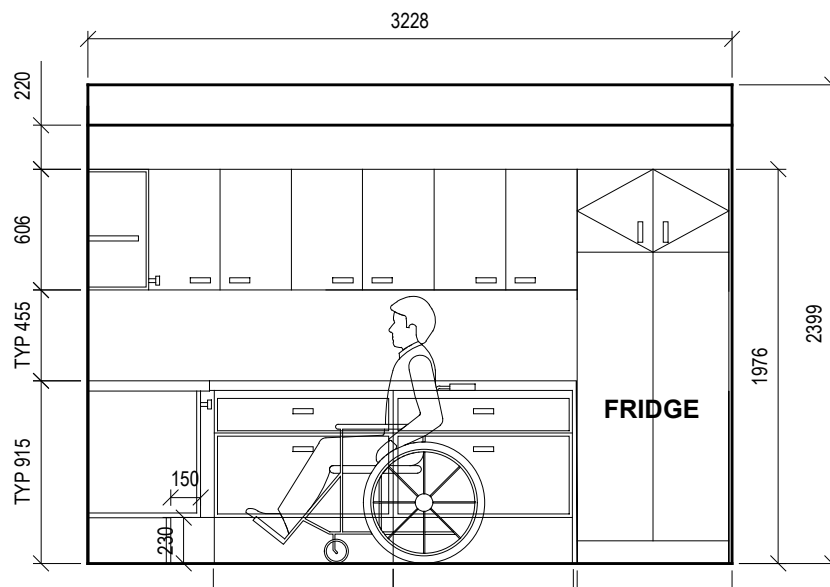
BARRIER FREE LIGHTING PLAN TYPE B



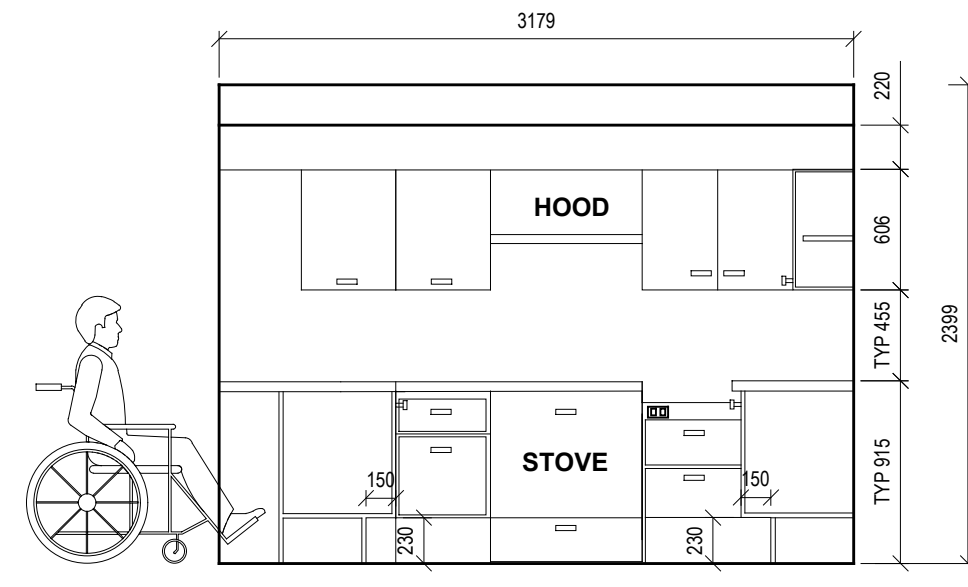


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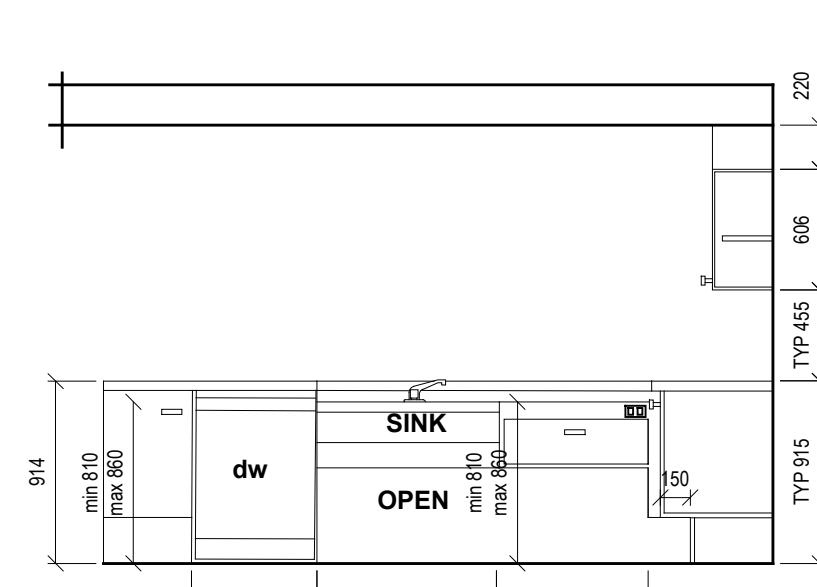
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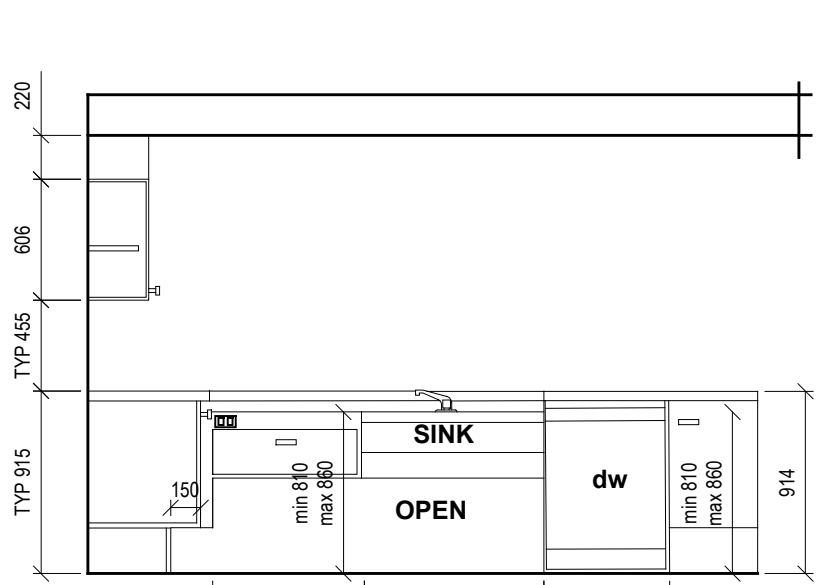
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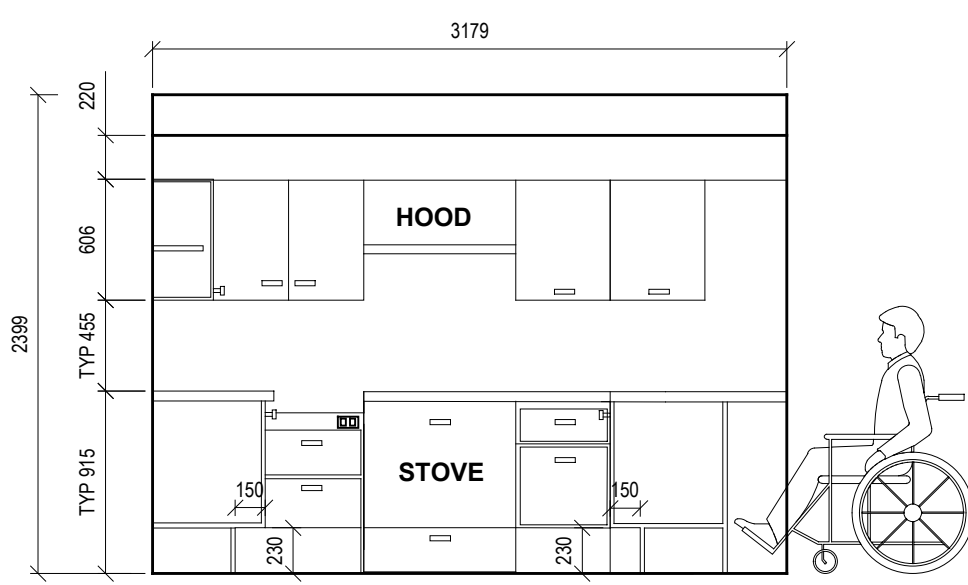
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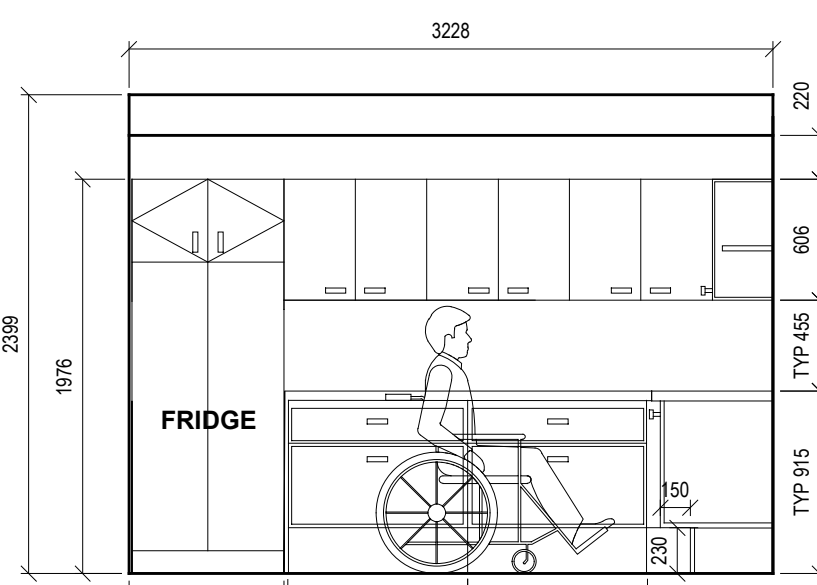
BF TYPE A ELEVATION-A



BF TYPE B ELEVATION-A



BF TYPE B ELEVATION-B



BF TYPE B ELEVATION-C

BARRIER FREE WASHROOM NOTES :
Grab bars:
• To resist vertical or horizontal load of 1.3 kN
• Diameter of min 30mm to max 40mm
• Wall clearance min 35mm to max 45mm
Water Closet:
• Be equipped with hand operated flushing controls that are easily accessible to a wheelchair user or be automatically operable
• Be equipped with a seat lid or other back support.
• Not have a spring actuated seat.

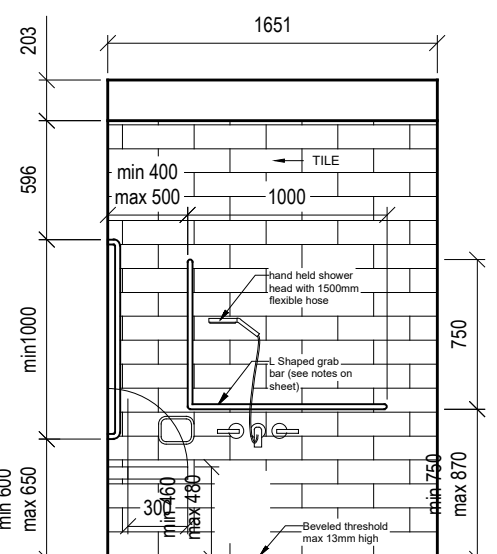
SHOWER OR BATH TUB FAUCET:
• Pressure equalizing or thermostatic mixing valve controlled by a lever or other device operable with a closed fist from the seated position
• Have a hand held shower head with not less than 1500 mm (1800 mm for bathtub) of flexible hose located so that it can be reached from the seated position and equipped with a support so that it can operate as a fixed shower head
• Hinged seat that is not spring loaded, or a fixed seat that shall be:
• not less than 450 mm wide and 400 mm deep,
• mounted approximately 450 mm above the floor, and
• designed to carry a minimum load of 1.3 kN.

BARRIER FREE REQUIREMENTS - KITCHEN

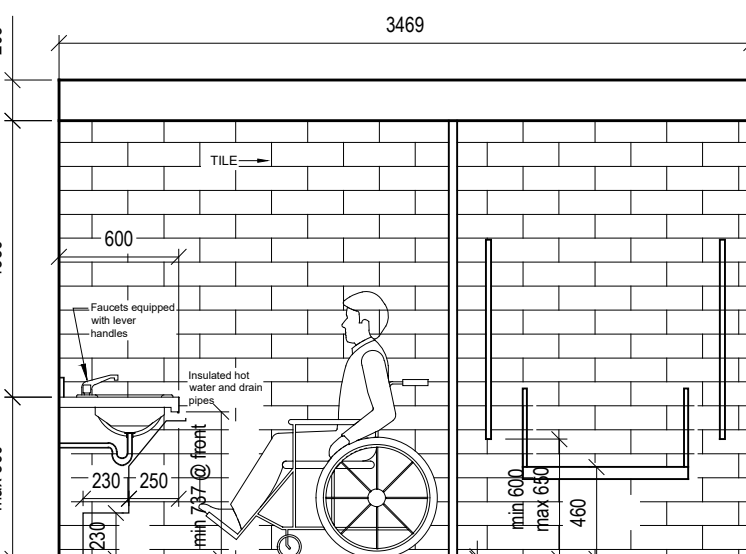
- (4) Where a suite of care or residential occupancy is required by Sentence 3.8.2.1.(6) to provide barrier-free access the kitchen shall have
- (a) a minimum 1200 mm clearance between counters and all opposing base cabinets, counter tops, appliances, or walls except in a U-shaped kitchen the minimum 1500 mm.
 - (b) a minimum clear floor space 750 mm x 1200 mm at each
 - (i) range,
 - (ii) cooktop,
 - (iii) oven,
 - (iv) refrigerator/freezer,
 - (v) dishwasher, and
 - (vi) other major appliance,
 - (c) a minimum of one work surface that
 - (i) is 750 mm wide x 600 mm deep,
 - (ii) is 810 mm to 860 mm above the floor,
 - (iii) has a clear floor area 750 mm by 1200 mm, which may extend 480 mm under the work surface,
 - (iv) has a knee space a minimum of 750 mm wide, 480 mm deep, and 680 mm high, and
 - (v) has a minimum of one electrical receptacle located at the front or side of the work surface,
 - (d) base cabinets with a minimum toe space 150 mm deep and 230 mm high,
 - (e) sinks
 - (i) mounted with the rim between 810 mm and 860 mm above the floor,
 - (ii) with a knee space a minimum of 750 mm wide, 250 mm deep, and a toe space 750 mm wide 230 mm deep and 230 mm high,
 - (iii) with a clear floor area 750 mm by 1200 mm, which may extend 480 mm under the work surface,
 - (iv) with faucets equipped with lever handles, and
 - (v) with insulated hot water and drain pipes where they may abut required clear space,
 - (f) where upper cabinets are provided, an upper cabinet with a minimum of one shelf not more than 1200 mm above the floor.
 - (g) storage cabinet doors and drawers
 - (i) with handles that are easily graspable, and
 - (ii) mounted at the top of base cabinets and bottom of upper cabinets,
 - (h) all controls in compliance with Clause 3.8.3.23.(1)(d) except as required by Subclause 3.8.3.23.(4)(v).

- NOTE:**
1. ALL SWITCHES, PLUGS AND THERMOSTATS TO BE ACCESSIBLE IN ALL UNITS.
2. ALL OPERABLE WINDOWS TO BE EQUIPPED WITH ACCESSIBLE HARDWARE.
3. ALL UNITS TO HAVE VISUAL AND AUDIBLE ALARMSYSTEMS.
4. ALL MAIN ENTRANCES TO HAVE AUTOMATED ENTRANCES.
5. ALL USER ACCESSIBLE CONTROLS TO BE OF UNIVERSAL DESIGN (BATHROOM FIXTURES, APPLIANCE CONTROLS, HOME AUTOMATION SYSTEMS, LEVERED DOOR HANDLES).
6. FLUSH DOOR TRANSITIONS.
7. ADAPTABLE BATHROOM AND KITCHEN FIXTURES AND SHOWER SEATS.
8. ADDITIONAL ROOM FOR WHEELCHAIR MOVEMENT IN KITCHEN, HALLWAYS, AT LEAST ONE BATHROOM PER UNIT.

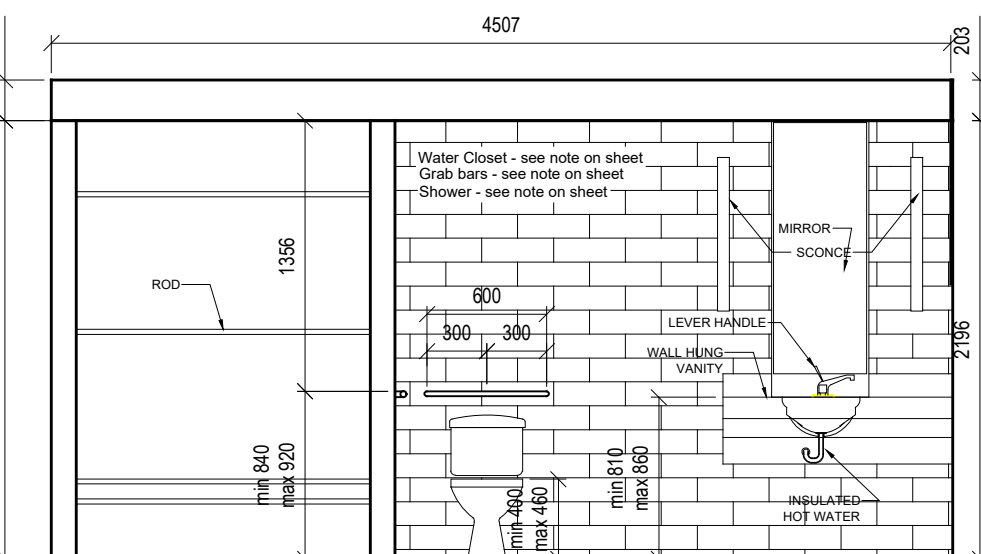
Barrier Free Building requirements found in the building code relating to unit design, parking, walkways and public areas and universal design principal and elements such as found here: http://www.ncsu.edu/ncsu/design/cud/pubs_p/docs/udfile/chap_3_p



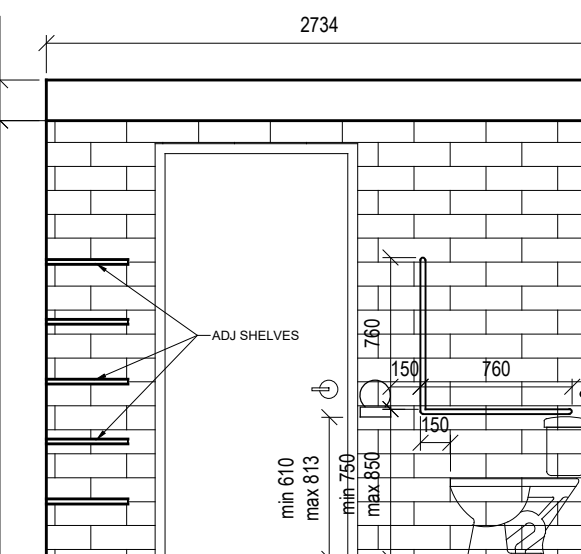
BF TYPE A ELEVATION-D



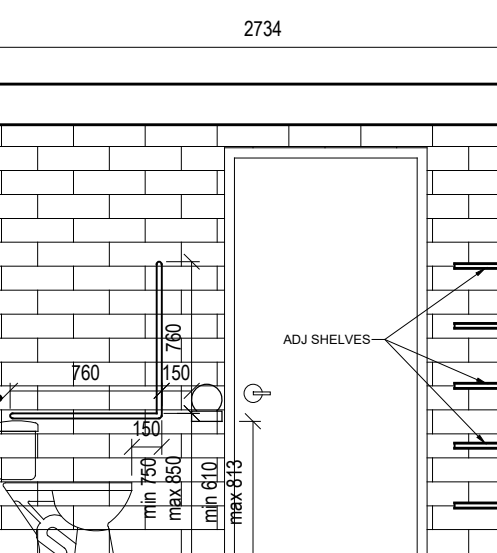
BF TYPE A ELEVATION-C



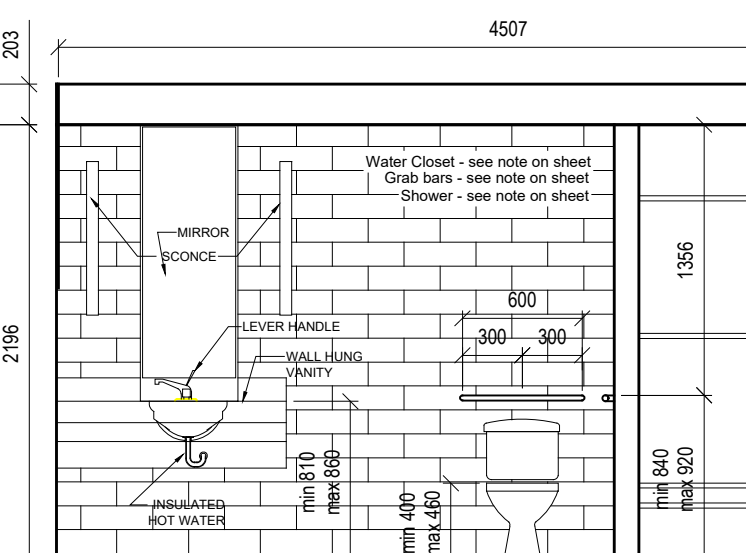
BF TYPE A ELEVATION-B



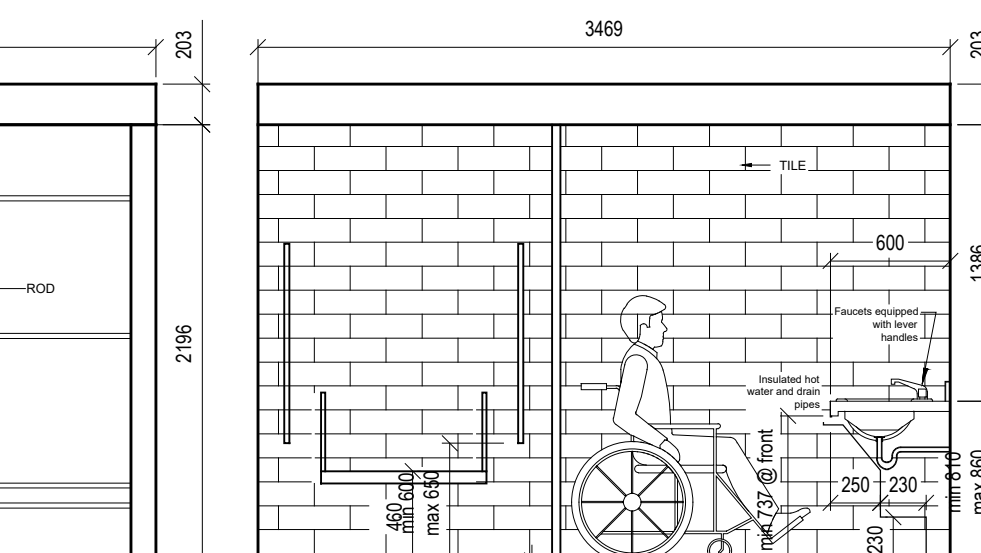
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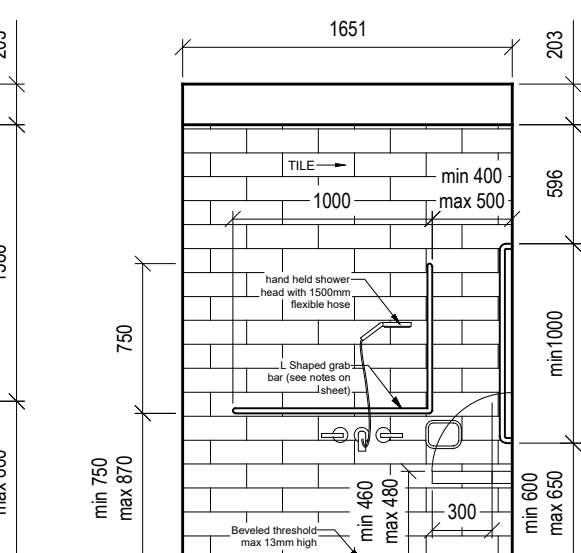
BF TYPE B ELEVATION-A



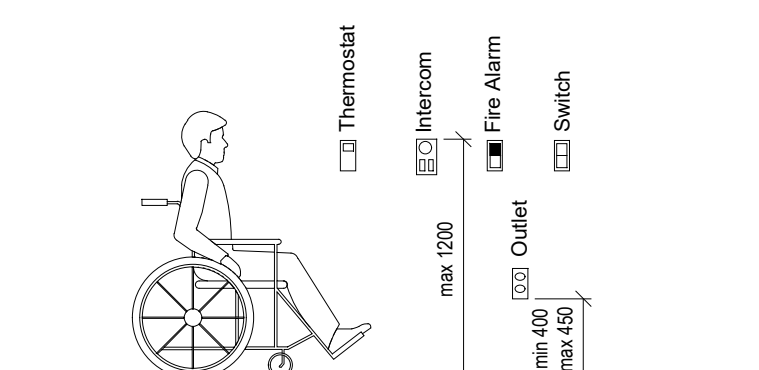
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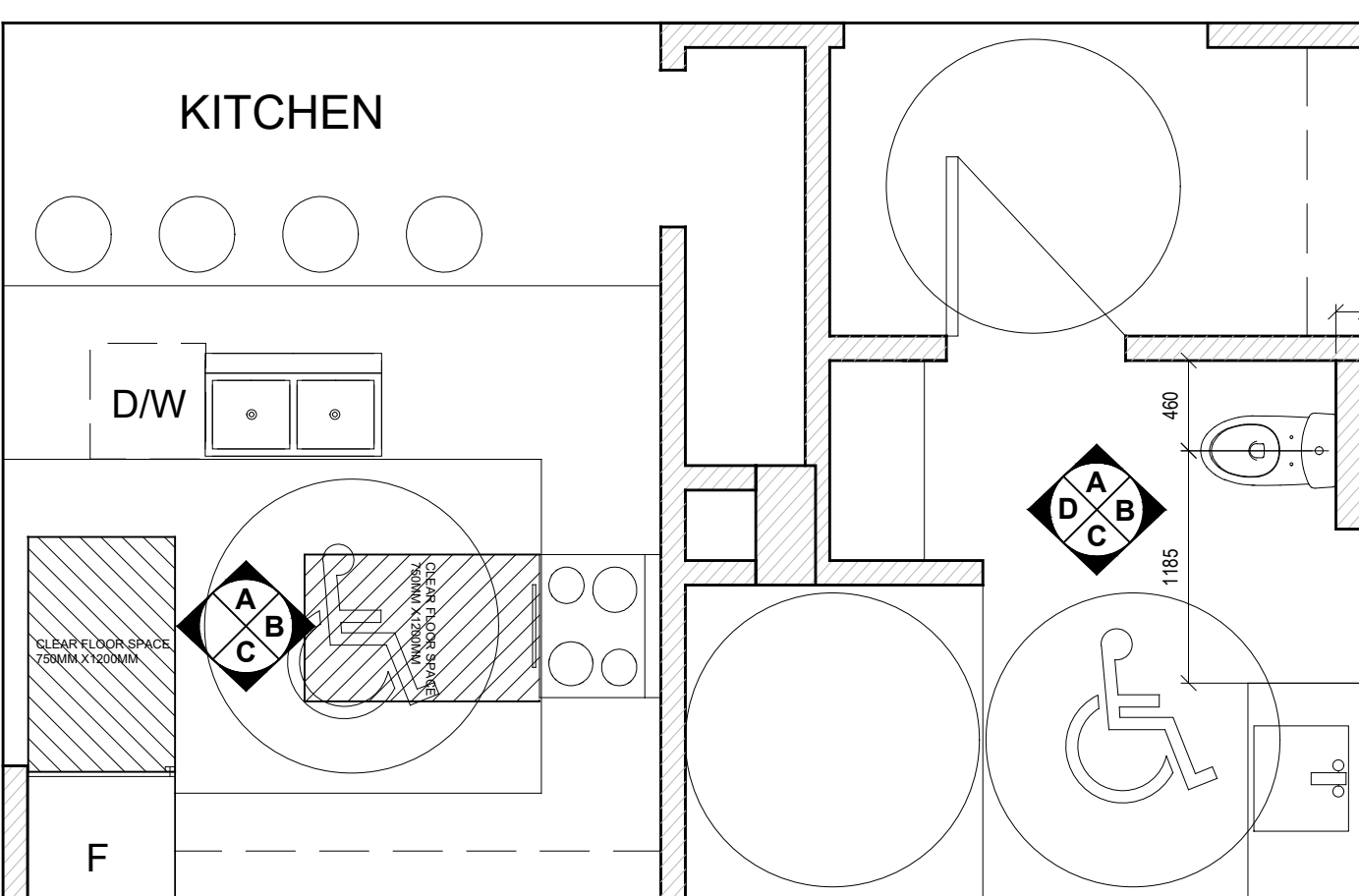
BF TYPE B ELEVATION-C



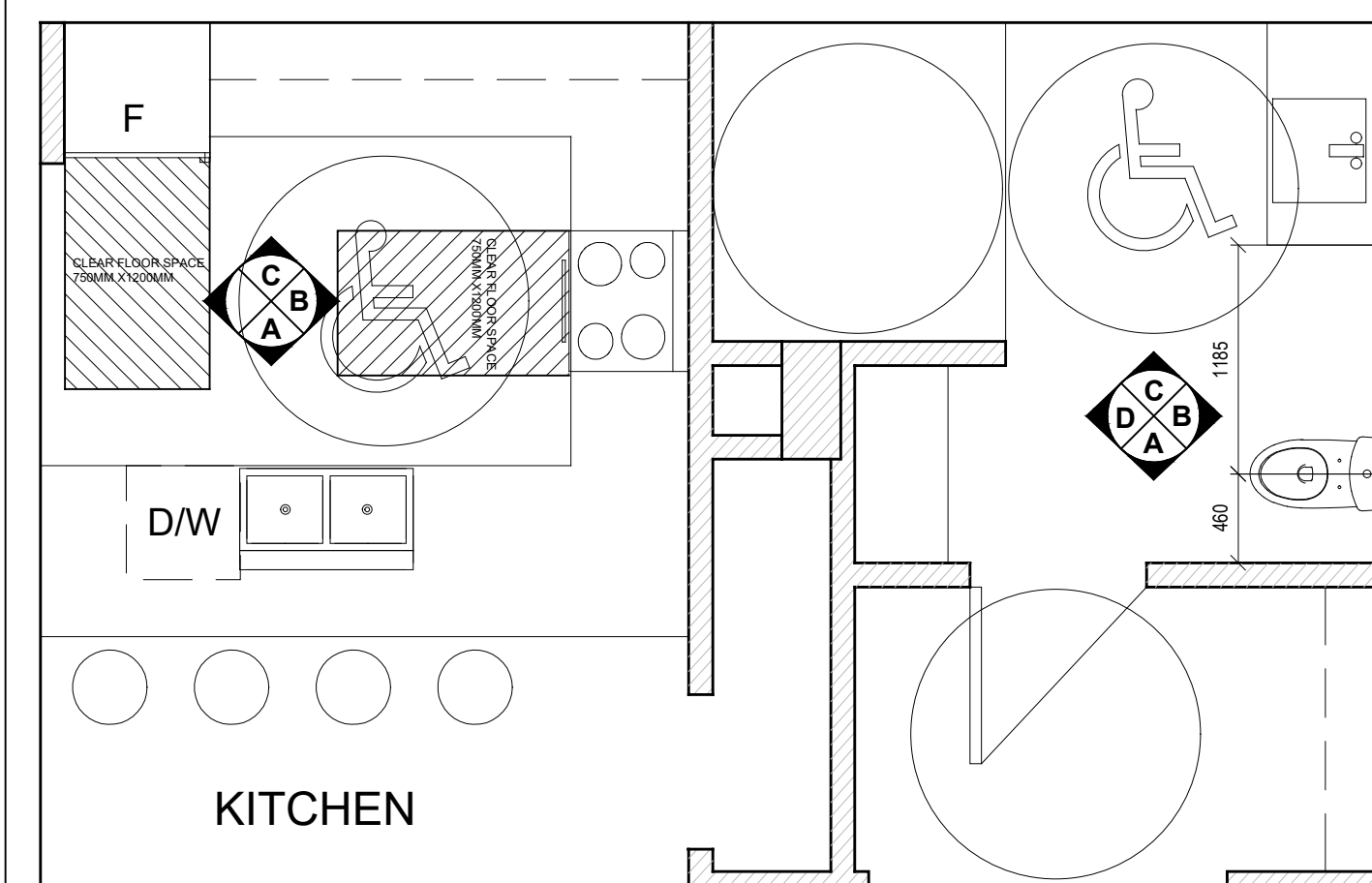
BF TYPE B ELEVATION-D



ALL UNITS-BARRIER FREE AND ADAPTIVE ELECTRICAL REFERENCE



BARRIER FREE UNIT TYPE A



BARRIER FREE UNIT TYPE B

J		
I		
H		
G		
F		
E		
D		
C	Issue For Construction 90%	Apr 27, 2023
B	Issue For Permit	Feb 14, 2023
A	Pre Application	Jan 11, 2023

Revisions / Issues:

NOTES:

COPYRIGHT RELATED TO THE USE OF THIS DRAWING:
The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

ARCHITECT'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify NUVO Architecture and Interiors Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

ENGINEER'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify engineer and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedents over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

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