



## Integra ARCHITECTURE INC.

2330-200 Granville Street, Vancouver, BC, V6C 1S4  
www.integra-arch.com | Telephone: 604 688 4220

Project: **15135 20<sup>th</sup> Avenue – 485 UNITI**  
Civic Address: 15135 20th Ave, Surrey, B.C.  
Legal Description: Part of Lot, District Lot, Group 1, New Westminster District, Plan

Date: May 8, 2020 Project Number: 19485 Pages (including cover): 3  
Enclosures

### LETTER

Client	Peninsula Estates Housing Society 15306 24 <sup>th</sup> Avenue, Surrey, B.C. V4A 2J1	Robin Petri	604.312.5835	robin@catalystcommdev.org
Construction Manager	Mierau Contractors Ltd Unit 201 30444 Great Northern Ave Abbotsford, BC V2T 6Y6	Kevin Mierau Walter Schroeder	604.308.2311 604.850.3536	kevinm@mierau.net walters@mierau.net
Landscape	Durante Kreuk Ltd. 102-1637 W 5 <sup>th</sup> Avenue, Vancouver B.C. V6J1N5	Peter Kreuk	604.684.4611	peter@dki.bc.ca
Mechanical	Rocky Point #102-211 E. Georgia Street Vancouver, BC V6A 1Z6	Richard Corra	604.888.7779	richard.corra@rpeng.ca
Electrical	Nemetz 2009 West 4 <sup>th</sup> Avenue Vancouver, BC V6J 1N3	Carlos Molina	604.366.3800	carlos@nemetz.com

Re: Accessibility Features of **15135 20<sup>th</sup> Avenue – 485 UNITI** at 15135 20<sup>th</sup> Avenue, Surrey, BC

To Whom It May Concern,

Integra Architecture Inc. has been retained as the architect for “15135 20<sup>th</sup> Avenue – 485 UNITI”. This project will consist of one apartment building containing 91 units over a single-level underground parking structure. The building will be constructed and is expected to be certified to Step Code 3 of the BCBC Energy Step Code. There will be a mix of studio, 1-bedroom, 2-bedroom and 3-bedroom apartment units. 14 of the 91 units (15.4% of the number of units in the project) are designed and to be constructed to be accessible, 2 units are designed and to be constructed to be adaptable, and 2 units are designed and to be constructed as universal as described in the CMHC guidelines as will the common areas in the building. This is in reference to the guidelines **attached**, provided to us from CMHC-ACCESSIBILITY, UNIVERSAL DESIGN and ADAPTABILITY: DESIGN and IMPLEMENTATION.

The following list of accessible, adaptable and universal units (are to be read in conjunction with architectural floor plans and data sheet):

- **Universal** units include unit type **B2.1** and **D3.1**
  - Unit 112 – D3.1
  - Unit 113 – B2.1

- **Adaptable** units include unit type **B2.2** and **D3.2**
  - Unit 212 – D3.2
  - Unit 213 – B2.2
  
- **Accessible** Units include unit type **B2.3** and **D3.3**
  - Unit 114 – B2.3
  
  - Unit 214 – B2.3
  
  - Unit 312 – D3.3
  - Unit 313 – B2.3
  - Unit 314 – B2.3
  
  - Unit 411 – D3.3
  - Unit 412 – B2.3
  - Unit 413 – B2.3
  
  - Unit 511 – D3.3
  - Unit 512 – B2.3
  - Unit 513 – B2.3
  
  - Unit 611 – D3.3
  - Unit 612 – B2.3
  - Unit 613 – B2.3

The accessibility features of the project are summarized to include:

- Barrier-free access and the entrance to the building and parkade, including a ramp providing an accessible and barrier-free path of travel leading from the sidewalk level to the main building entrance and parking area.
- The main building entrance will be equipped with a power door operator allowing persons with physical disabilities to activate the opening of the door.
- Exterior walkways and stairs that form part of a barrier-free path of travel, as well as common areas, will have a slip resistant, continuous and even surface not to exceed 1/2" as an accessibility tolerance. The owner will be checking and selecting the interior design finishes and they will confirm with us to ensure the flooring materials are in compliance.
- A barrier-free path of travel will be provided into and throughout the 14 designated accessible dwelling units, 2 adaptable units and 2 universal units, as well as to the building's common rooms and amenity areas.
- A barrier-free path of travel around the exterior of the building will be provided with a slip-resistant continuous and even surface that is not less than 1100mm wide and has a level area adjacent to the main entrance.
- A barrier-free, universal washroom will be provided in the common amenity space that is suitable for persons with disabilities.
- A barrier-free path of travel will be provided to and within the shared laundry amenity.
- Barrier-free and accessible washrooms will be provided in the 14 designated accessible dwelling units, 2 adaptable units and 2 universal units, including lavatories, tubs and showers that are suitable for persons with physical

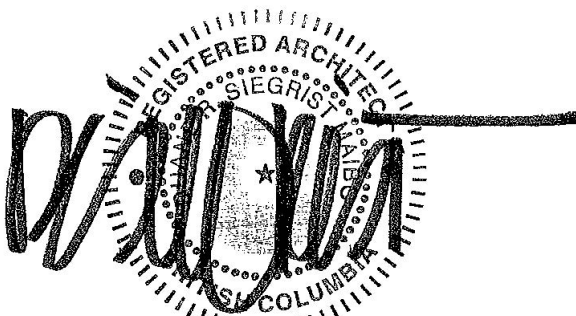
disabilities. Note that the showers indicated in the accessible units are not required to be accessible, only the universal design units require this.

- The surrounding walls in the bathrooms shall be strong enough to support grab bars, seats and other adaptations to accommodate future adaptability for disabilities.
- Within the 14 designated accessible dwelling units, 2 adaptable units and 2 universal units, a barrier-free path of travel will be provided through, and within, the kitchen space, bedrooms, bathrooms and entries.
- Electrical switches and controls in the 14 designated accessible dwelling units, 2 adaptable units and 2 universal units, will be mounted at 400mm to 1200mm above the floor (depending on the switch & control) and be adjacent to and centered on either the length or width of a clear floor space of 1350mm by 800mm.
- Barrier-free balconies are very difficult to achieve for an efficient wood frame design using a passive house designed door assembly and to maintain waterproofing therefore we will not be providing this for the 14 accessible units as indicated. We will work to make the thresholds accessible friendly but not within the 1/2" threshold required in barrier-free/accessible design.

The City of Surrey may have additional adaptable or accessible design criteria and we will seek to coordinate that as the project evolves towards achieving building permit. Should you require additional information about this project, please feel free to contact myself.

We have copied the mechanical, electrical, landscape consultants, and the contractor on this letter as well for their reference and use for coordination in the preparation of construction documents.

Thank you,



Duane Siegrist Architect ABC AAA NSAA MRAIC Principal

**Integra Architecture Inc.**

2330-200 Granville Street, Vancouver, BC V6C 1S4 T 604.688.4220 extension 2

**Accessibility, Universal Design and Adaptability: Design and Implementation**

<p align="center"><b>Overview</b></p> <p>To be eligible for Rental Construction Financing (RCF) initiative, a minimum of 10% of the dwelling units in the proposed project must meet the accessibility requirements of the local building code having jurisdiction, or, where no local requirements exist, the requirements of the 2015 National Building Code of Canada (NBC). For guidance, the general intent of the 2015 NBC accessibility requirements for specific building elements and areas are listed below. <i>It is the responsibility of the applicant/project design team to demonstrate that the accessibility features included in the project for the areas listed below meet the requirements of either the local building code or the NBC.</i></p> <p><b>Universal Design</b> and <b>Adaptability</b> elements that are provided in addition to the 10% (min.) of the project's dwelling units with accessibility features are displayed below. The listed features are illustrative of the scope of the upgrades for both categories. Note that the features listed may not be comprehensive enough to address every possible design and construction scenario considering the variabilities associated with geographic regions, occupant needs, and building design options. Consequently, design and implementation considerations must be applied with good judgement, constructed with practicality in mind, and created with an awareness of the underlying rationale for the requirements.</p>				
<p align="center"><b>Performance Levels</b></p>				
<p align="center"><b>1-Building Main Entrances</b></p>	<p align="center"><b>Barrier-free entrance</b></p>	<p align="center"><b>Minimum Accessibility Requirements</b></p> <p>Accessible housing include features, amenities or products to better meet the needs of people with disabilities and thereby maximizing the number of people who can readily use them.</p> <p>A minimum of 10% of total number of units in the building must be accessible, and, by extension, the paths of travel to the dwelling units must be accessible as well. If the building(s) does not contain an area or element for which an accessibility requirement has been indicated (e.g. there's no elevator) then the requirements may be considered non-applicable.</p> <p>This list is based on the accessibility requirements of Section 3.8 of the 2015 National Building Code of Canada (2015 NBC). Applicants must demonstrate how the provisions of Section 3.8 (or the code having jurisdiction) would be met for any given building element or area. Buildings within the scope of Part 9 NBC 2015 (Houses and Small Buildings) must also comply with the minimum requirements indicated below, as applicable.</p> <p>It is the responsibility of the applicants to ensure the design and construction of their projects comply with the minimum accessibility regulations that may be required by the local building code having jurisdiction, or, in the absence of such regulations, the 2015 NBC.</p>	<p align="center"><b>Universal Design</b></p> <p>Universal Design is the design of products and environments that meet the needs of a wide range of the population. It addresses the needs of those with mobility or cognitive disabilities as well as the general population by ensuring designs are equitable, flexible, intuitive, perceptible, safe and accessible to a wide variety of people.</p> <p>For the RCF initiative, Universal Design includes enhanced accessibility, cognitive, safety and ease-of-use features over and above the minimum accessibility requirements. The requirements listed below represent a range of options that can be included in the project though approaches may vary. The list is illustrative in nature and applicants may suggest additional or alternative approaches.</p> <p><b>NOTE: The Universal Design list are in addition to the features required under the "Minimum Accessibility Requirements".</b></p>	<p align="center"><b>Adaptability</b></p> <p>The features listed below may be integrated into the building's design to strengthen the project's adaptability. The list includes features that address current or future spatial, and operational needs of households and building management. Incorporating these elements into the building provides more versatility, flexibility and cost-effectiveness in anticipation of future modifications, as the needs and circumstances of the occupants change over time.</p> <p>Adaptability features may address the needs of those accessing public areas (e.g. common area kitchen, corridor, main entrance), or within dwelling unit-suites. The features provided below are illustrative in nature.</p>
<p align="center"><b>2-Vehicular Access</b></p>	<p align="center"><b>Parking Areas &amp; Exterior Passenger-Loading Zone</b></p>	<p>1) Main (non-service) pedestrian entrances of a building shall be barrier-free and shall lead from the outdoors, through a barrier-free path of travel, from sidewalk level.</p> <p>2) Every door that provides a barrier-free path of travel for the main entrance, including the interior doors of a vestibule where provided, shall be equipped with a power door operator that allows persons to activate the opening of the door.</p>	<p>1) The main entrance door shall have a clear opening width of at least 900 mm.</p> <p>2) A main entrance that provides overhead protection from the elements (i.e. canopy for snow/rain protection)</p> <p>3) The main entrance shall be illuminated by fully diffused lighting activated automatically by a dusk to dawn timer or by a motion detector.</p>	<p>1) Provisions are included to accommodate future accessible barrier-free entrances to the building as may be needed given changes to the use of interior spaces (e.g.; change to commercial spaces, addition of recreational space, etc.).</p> <p>2) Provision of wiring rough in and structural support to accommodate installation of power door operators.</p>
<p align="center"><b>3-Approach routes to and around the Building</b></p>	<p align="center"><b>General</b></p>	<p>1) A barrier-free path of travel shall be provided between an exterior parking area and a barrier-free entrance.</p> <p>2) Where an elevator serves one or more parking levels, a barrier-free path of travel will be provided between at least one indoor parking level and other areas of the building required to be barrier-free.</p>	<p>1) An accessible parking area shall be provided for each accessible unit that is level or gently sloping, slip-resistant and firm..</p> <p>2) An exterior passenger-loading zone shall be provided.</p> <p>3) Where a driveway forms all, or part of, the accessible approach route, an additional allowance of at least 900 mm wide shall be provided so that a wheelchair user can pass a parked car.</p>	<p>1) Parking area design includes provision for additional accessible parking spaces to meet future demands including adequate space and cut away curbs.</p> <p>2) Provision of flexibility in design of parking area to accommodate a future accessible loading zone.</p>
<p align="center"><b>4-Barrier-Free of Travel in Common Areas</b></p>	<p align="center"><b>General</b></p>	<p>1) A barrier-free path of travel shall be provided to and around the building.</p> <p>2) The barrier-free path of travel is permitted to include ramps, passenger elevators or other platform-equipped passenger-elevating devices to overcome a difference in level.</p> <p>3) Floors or walks in a barrier-free path of travel having a slope steeper than 1 in 20 shall be designed as ramps.</p>	<p>1) A step-free approach route shall be provided to all barrier-free entrances.</p> <p>2) The approach route shall be illuminated by fully diffused lighting that is automatically activated by a dusk to dawn timer or a motion detector.</p> <p>3) If necessary to provide a barrier-free path of travel, a ramp, integrated into the design of the building and landscaping, shall be provided to the main entrance of the building. Where the ramp has an overall rise of least 300 mm or more, an additional stepped route shall be built.</p>	<p>1) Provision of features that can accommodate the future addition of a barrier-free path of travel from car parking to main entrance, including approach gradients and around the building grounds where they form part of the amenities for the occupants.</p> <p>2) Provision of site and project features to accommodate ramps given changes in the design and use of internal and external spaces.</p>
<p align="center"><b>5-Barrier-Free of Travel in Common Areas</b></p>	<p align="center"><b>Exterior</b></p>	<p>1) A barrier-free path of travel from the barrier-free main entrances shall be provided throughout common areas, including doorways, within the entrance storey and all other storeys served by a passenger elevator, or other platform-equipped passenger-elevating device.</p>	<p>1) Where the approach to a doorway is not head-on, the minimum clear width of the hallway or approach shall be 1 200 mm.</p> <p>2) Every door has a minimum clear opening width of 850 mm, irrespective of the direction of entry.</p> <p>3) Stairs in common areas shall have color-contrasted treads and risers.</p>	<p>1) Common room space is designed for multi-functions.</p> <p>2) Plumbing, electrical, structural rough-ins provided to facilitate installation of additional services in common amenity areas (e.g. future provision of kitchen, bathroom, recreational, and laundry facilities).</p> <p>3) Adaptability features are provided that facilitate repurposing common spaces to other uses including additional units, commercial spaces, etc.</p> <p>4) Any adaptability feature that addresses future occupant needs for hallways and corridors (e.g.; reinforced wall framing to accommodate the future installation of handrails).</p>
<p align="center"><b>6-Barrier-Free of Travel in Common Areas</b></p>	<p align="center"><b>Passenger-Elevating Devices</b></p>	<p>1) Exterior walks that form part of a barrier-free path of travel shall have a slip resistant, continuous and even surface, be not less than 1 100 mm wide, and, have a level area adjacent to a main entrance.</p>	<p>1) Exterior walking surfaces that are within a barrier-free path of travel shall have a width not less than 1 100 - 1200 mm</p>	<p>1) Provisions provided in exterior design to accommodate installation of barrier free paths of travel given future changes in the design and use of exterior spaces.</p>
<p align="center"><b>7-Barrier-Free of Travel in Common Areas</b></p>	<p align="center"><b>Washrooms</b></p>	<p>1) If provided, a passenger-elevating device shall conform to CSA B355, "Lifts for Persons with Physical Disabilities."</p>	<p>1) A Universal Washroom shall be provided in addition to any common area washrooms.</p>	<p>1) Washrooms have structural and spatial features to permit them to be easily converted to barrier-free access.</p>
<p align="center"><b>8-Barrier-Free of Travel in Common Areas</b></p>	<p align="center"><b>General</b></p>	<p>1) Barrier-free washroom(s) will be provided as required by the occupant load of barrier-free common room and amenity areas.</p> <p>2) Barrier-free washrooms shall be equipped with water closets, water closet stalls and lavatories appropriate for persons with physical disabilities</p>	<p>1) Windows in living areas shall easily operable and shall be located to allow viewing from a seated position.</p> <p>2) Flooring in accessible routes shall have a firm, non-slip, glare-free, hazard-free surface.</p> <p>3) Doors leading to and in accessible dwelling units shall have lever handles. Door handles, locks, and latches shall be easy-to-grip and use.</p> <p>4) Entry doors have two viewing holes at 1 100 mm and 1500 mm above the floor level.</p> <p>5) Balcony guards facilitate viewing from a seated position.</p>	<p>1) Plumbing and electrical rough-in to accommodate future plumbing and electrical fixtures.</p> <p>2) In multi-storey dwelling units, provide stacked closets with electrical and structural rough-ins to facilitate installation of an elevator.</p> <p>3) In multi-storey dwelling units, provide straight-run stairs, electrical and structural rough-ins to support installation of a wall-mounted elevating device.</p> <p>4) Features to modify number of rooms within the dwelling unit (e.g.; a room that has; two doors, two closets, two windows and two separately switched light fixtures; so that the room can be divided into two rooms).</p>

6- Within Dwelling Units	Bathrooms	<p>1) A barrier-free bathroom shall be provided on the entry floor level.</p> <p>2) Barrier-free washrooms shall be equipped with water closets, water closet stalls and lavatories appropriate for persons with physical disabilities</p>	<p>1) Accessible bathrooms shall have a clear turning space no less than 1 500 mm</p> <p>2) When provided, bathroom mirrors shall be mounted with their bottom edge not more than 1 000 mm above the floor, or, fixed in an inclined position so as to be usable by a person in a wheelchair.</p> <p>3) The ceiling structure to bathrooms and washrooms shall be strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200 kg.</p> <p>4) The accessible bathroom shall have a waterproof floor, and a floor drain, single-lever water controls, pressure balanced anti-scald valves at tubs and showers.</p>	<p>1) All surrounding walls in the bathrooms shall be strong enough to support grab bars, seats and other adaptations that could impose a load of up to 1.5kN/m<sup>2</sup> .</p> <p>2) Design of bathroom includes features to accommodate changing needs such as no-threshold shower, non-slip flooring, etc.</p>
	Showers (separate from bathtubs)	Optional.	<p>1) An accessible showers shall be not less than 1 500 mm wide and 900 mm deep and shall be equipped with a hand-held shower head with not less than 1800 mm of flexible hose that can be used in a fixed position at a height of 1200 mm and 2030 mm.</p> <p>2) Accessible showers shall have at least two grab bars.</p> <p>3) Shower stalls shall contain a wall-mounted, fold-down seat.</p> <p>4) A bathroom containing a level access shower shall be constructed as a wet room with water resilient wall, ceiling and floor surfaces.</p>	<p>1) Provision for a future level-entry shower shall be made within the bathroom (if an accessible shower is not provided elsewhere within the dwelling).</p> <p>2) The walls enclosing a shower stall shall be fully reinforced to allow the placement of grab bars, wall-mounted seats and other features in any location.</p>
	Bathtubs	<p>1) A barrier-free pathway will be provided to a bathtub on the entry level to the dwelling unit.</p>	<p>1) An accessible bathtub shall be located in a room with a clear floor space not less than 1 500 mm in diameter and shall be equipped with a hand-held shower head with not less than 1 800 mm of flexible hose that can be used in a fixed position at a height of 1200 mm and 2030 mm.</p> <p>2) Accessible bathtubs shall have three grab bars.</p>	<p>1) Bathtub surrounds shall be fully reinforced to allow placement of grab bars, wall mounted seats and other features anywhere on the enclosure.</p> <p>2) Provision of features (e.g. space, access to plumbing, adaptable tub surrounds, etc.) to facilitate conversion of bathtub to accommodate need for greater accessibility in the future (e.g. level entry shower, walk-in bathtub, etc.</p>
	Water closets and lavatories	<p>1) The water closet in an accessible bathroom shall be suitable for a person with physical disabilities.</p> <p>2) Lavatories shall be provided with clearance beneath the lavatory to permit safe use by a person in a wheelchair.</p>	<p>1) In accessible bathrooms, lavatories shall be wall-hung type or countertop type with bowl mounted as frontmost to the edge as possible.</p> <p>2) Lavatories will be equipped with automatic or lever-type taps.</p> <p>3) Any dwelling unit with four or more bedrooms shall provide barrier-free access to a minimum of two toilets in separate bathrooms.</p> <p>4) Provide sufficient clearance to the side, and in front of waterclosets to facilitate approach and transfer by persons in wheelchairs.</p>	<p>1) Provide vanities with fold back doors and sufficient clearance under lavatories to permit access to persons in wheelchairs.</p> <p>2) Water supply to sinks shall include isolation valves and flexible tap tails to facilitate future repairs and replacement.</p>
	Kitchens	<p>1) A barrier-free path of travel will be provided through, and within, the kitchen space.</p>	<p>1) The sink shall have sufficient clearance to accommodate wheelchair users. It shall be at most 150 mm deep with insulation underneath to prevent scalding to a wheelchair user's legs.</p> <p>2) The kitchen may include:</p> <ul style="list-style-type: none"> <li>a) full-extension pull-out drawers, shelves and racks in base cabinets;</li> <li>b) full-height pantry storage with easy access pull-out and/or adjustable height shelves;</li> <li>c) front-mounted controls on all appliances;</li> <li>d) cooktop or range with staggered burners and front or side-mounted controls;</li> <li>e) side-by-side refrigerator with pull out shelving;</li> <li>f) single-lever water controls at all plumbing fixtures and faucets;</li> <li>g) d-handles for kitchen cabinet doors and drawers;</li> <li>h) a wall oven with a side opening door;</li> <li>i) a pull-out shelf beneath the oven enclosure;</li> <li>j) a countertop with color-contrasted border treatment; and</li> <li>k) task lighting above workspaces.</li> </ul>	<p>1) Any adaptability feature that accommodates the installation of cabinetry that enables cupboards to be removed without affecting the flooring (e.g. floor finishes extend under appliances).</p> <p>2) Counters intended for the future installation of a kitchen sink or a cooktop shall be provided with a means of adjusting their height so that the counter surface is:</p> <ul style="list-style-type: none"> <li>a) not less than 710 mm above the finished floor; and</li> <li>b) not more than the height of the adjacent counter surface.</li> </ul> <p>3) The kitchen shall have variable height (700 - 1 050 mm) work surfaces such as countertops sinks, and cooktops that are either mechanically adjustable in increments of 50 mm or electrically powered through a continuous range.</p> <p>4) Water supply to sinks shall include isolation valves and flexible tap tails to facilitate future repairs and replacement.</p>
	Laundry Spaces	<p>1) A barrier-free path of travel will be provided through, and within, the laundry space.</p>	<p>1) The laundry area shall have:</p> <ul style="list-style-type: none"> <li>a) a front-loading washer and dryer (not stacked) with front controls; and</li> <li>b) a clear floor space, at least 900 mm wide, across full width in front of washer and dryer and extending at least 450 mm beyond left and right sides.</li> </ul> <p>2) The washer and dryer shall be located so that the distance between the centre line of the appliance and any side wall or base cabinet is not less than 600 - 800 mm.</p> <p>3) Controls shall be accessible from a seated position.</p> <p>4) Task lighting shall be installed above workspaces.</p>	<p>1) Provisions for laundry facilities on main or accessible floor with a clear floor space of 750 mm wide and 1 200 mm deep in front of each laundry appliance (no stackable washer-dryer).</p>
	Bedrooms	<p>1) A barrier-free path of travel will be provided through, and within, an accessible bedroom..</p>	<p>1) The accessible bedroom shall:</p> <ul style="list-style-type: none"> <li>a) provide, at least a 1 500 mm by 1 500 mm maneuvering space, clear of the bed (sufficient for queen-sized) and the door;</li> <li>b) provide a clear access area, at least 750 - 1 000 mm wide, on both sides and at the foot of the bed (sufficient for queen-sized); and</li> <li>c) have adjustable height closet rods and shelves.</li> </ul> <p>2) Every bedroom, other than the accessible bedroom, shall provide a clear access area, at least 750 mm wide, on one side and at the foot of the bed.</p> <p>3) Task lighting shall be installed above workspaces.</p> <p>4) The ceiling structure in accessible bedroom shall be strong enough to allow for the fitting of an overhead hoist capable of carrying a load of 200 kg.</p> <p>5) At least 50% of all storage shall be less than 1 350 mm high.</p>	<p>1) Provisions provided to facilitate future conversion of bedroom space for other purposes (e.g. home office).</p> <p>2) Structural, electrical, window, doors to permit subdivision of a bedroom into two rooms in the future.</p>
7- Switches and Controls	General	<p>1) Switches and controls located in or adjacent to a barrier-free path of travel shall:</p> <ul style="list-style-type: none"> <li>a) be mounted 400 mm to 1 200 mm above the floor; and</li> <li>b) be adjacent to and centered on either the length or width of a clear floor space of 1 350 mm by 800 mm.</li> </ul>	<p>1) To assist people who have reduced reach, switches and sockets, including door bells, entry phones, light switches, power sockets, and telephone jacks, throughout the dwelling - including the balcony - shall have their centre lines mounted between 450 mm and 1 200 mm above the floor level.</p> <p>2) Bedrooms shall have easy-to-reach light switches and power outlets next to the bed (e.g. 3-way control switches).</p> <p>3) Wiring for a visual and/or vibrating smoke alarms shall be tied into the fire alarm system for the future installation of such in the living room and the accessible bedroom.</p>	<p>1) Provision of:</p> <ul style="list-style-type: none"> <li>a) an electrical outlet in the ceiling, above a sitting area and/or bedroom, to facilitate the future installation of a ceiling lift; and</li> <li>b) full wiring for current and future automation.</li> </ul> <p>2) At least one bedroom/zone shall have thermostatic wall controls for space heating and cooling.</p> <p>3) Any adaptability feature that accommodates the separation or modification of HVAC controls to facilitate future change in spatial need (e.g. thermostatic zone controls for new secondary suite).</p>