

## 5 RUTHERFORD AFFORDABLE HOUSING

# **ACCESSIBILITY FEATURES PRESENTATION**

Prepared by IBI Group – Waterloo Architecture Team

## **PRESENTATION PURPOSE**

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To highlight the accessibility content and features for information awareness included in 5 Rutherford Affordable Housing

# BUILDING LOCATION

5 Rutherford Road South, Brampton, ON L6W 3J3





# EXISTING BUILDING

VIEW FROM RUTHERFORD ROAD SOUTH



## BUILDING DESIGN INFORMATION

- Conversion of an existing hotel built in 1985 to affordable housing units
- Aim to achieve occupancy starting in March 2022

Building Area	1,950 m <sup>2</sup> (20,989.63 sq. ft.)
Gross Floor Area	3,805 m <sup>2</sup> (40,956.68 sq. ft.)
Number of Floors	2-Storeys

UNIT TYPE	TOTAL OF EACH UNIT TYPE	NUMBER OF ACCESSIBLE UNITS
One Bedroom	31	6
Bachelor	36	5
<b>TOTAL</b>	67	11

# EXTERIOR DESIGN

VIEW FROM RUTHERFORD ROAD SOUTH







# BUILDING ENTRANCES

## LEGEND

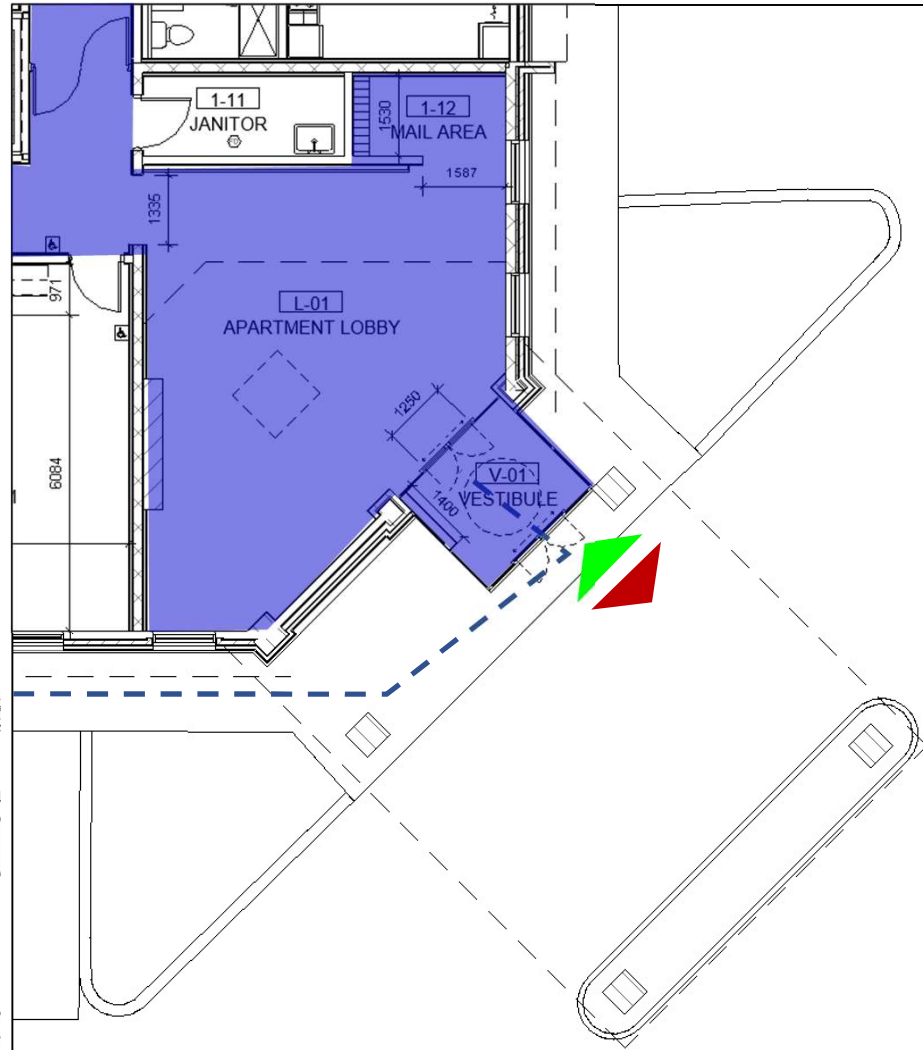
Entrances

Barrier Free Paths

Barrier Free Circulation

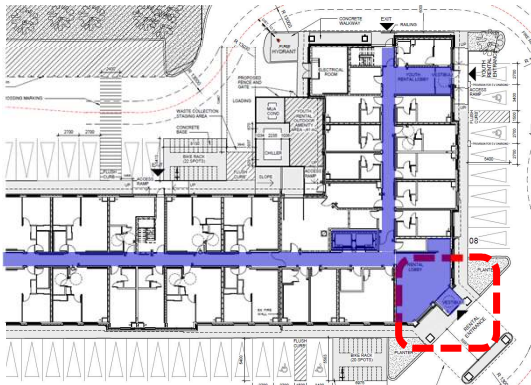
Emergency Exits

## APARTMENT MAIN ENTRANCE



## ACCESSIBLE FEATURES:

- Proximity sensor sliding doors in vestibule entrance connected to FOB system.
- Ample vestibules with space for 360 degree turn
- Accessible mail boxes located in mail area.
- Minimum 960 - 1250 mm clear width at entrance doors
- Waiting area with seating provided in lobby





# BUILDING ENTRANCES

## LEGEND

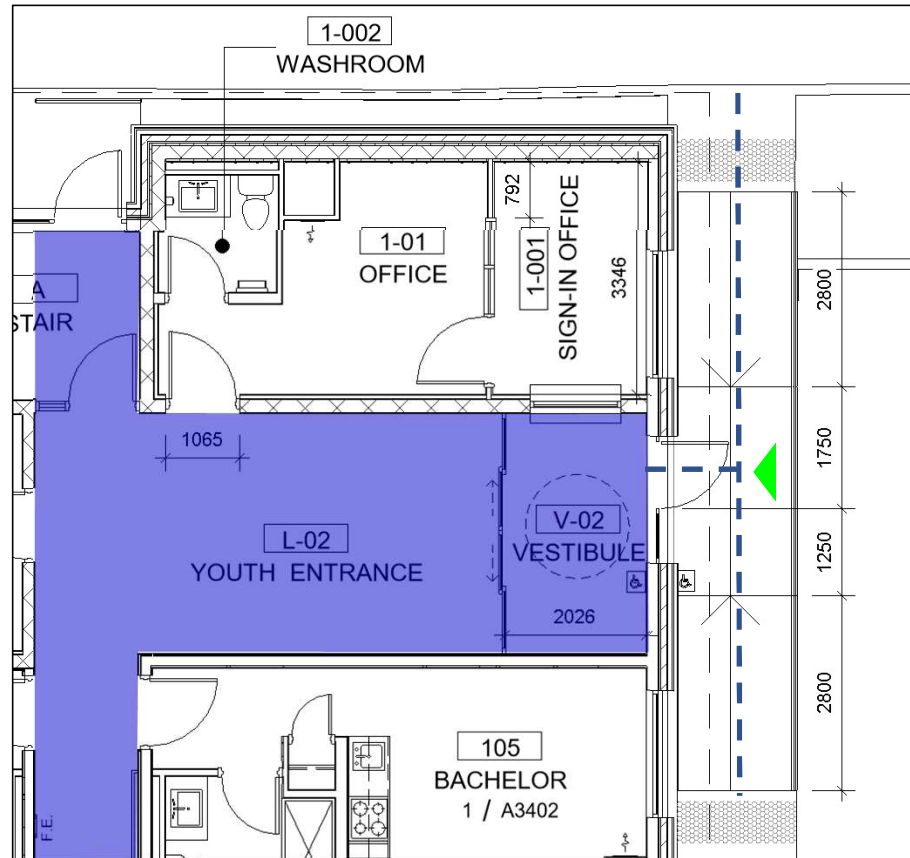
Entrances

Barrier Free Paths

Barrier Free Circulation

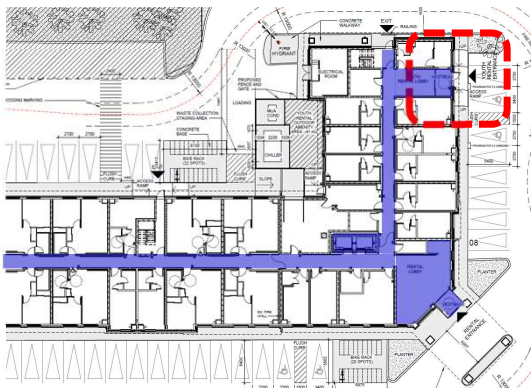
Emergency Exits

## YOUTH ENTRANCE



## ACCESSIBLE FEATURES:

- Proximity sensor sliding doors in vestibule entrance connected to FOB system.
- Power door operators at Youth exterior entrance
- Ample vestibules with space for 360 degree turn
- Minimum 960 - 1250 mm clear width at entrance doors
- Barrier free accessible ramp at Youth entrance – 1500 clear
- Accessible sign-in counter
- Waiting area with seating provided in lobby



# BUILDING ENTRANCES

## LEGEND

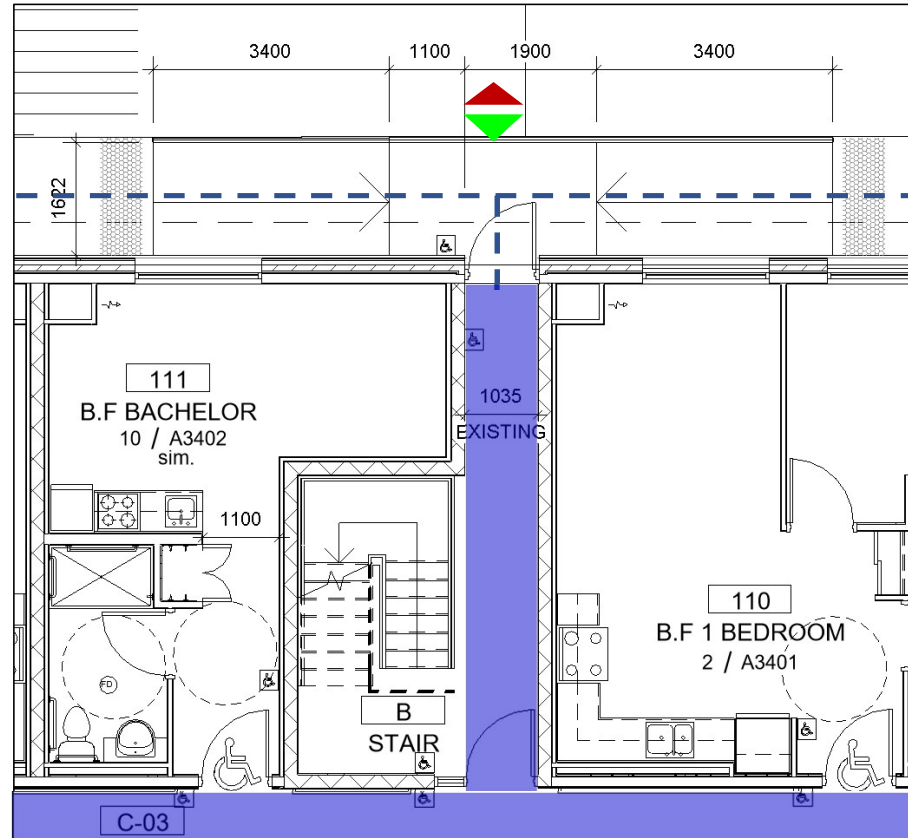
Entrances

Barrier Free Paths

Barrier Free Circulation

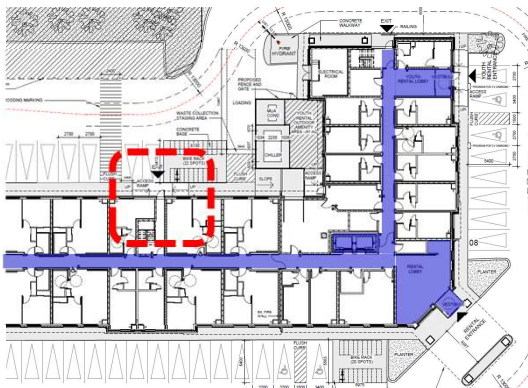
Emergency Exits

## NORTH ACCESS – Stair B



## ACCESSIBLE FEATURES:

- New Barrier free accessible door with power operator
- Barrier free accessible ramps at North Stair B entrance
- Connection to the Outdoor Amenity Area



# LEVEL 1 PLAN

## LEGEND

Barrier Free Circulation

1 Bedroom

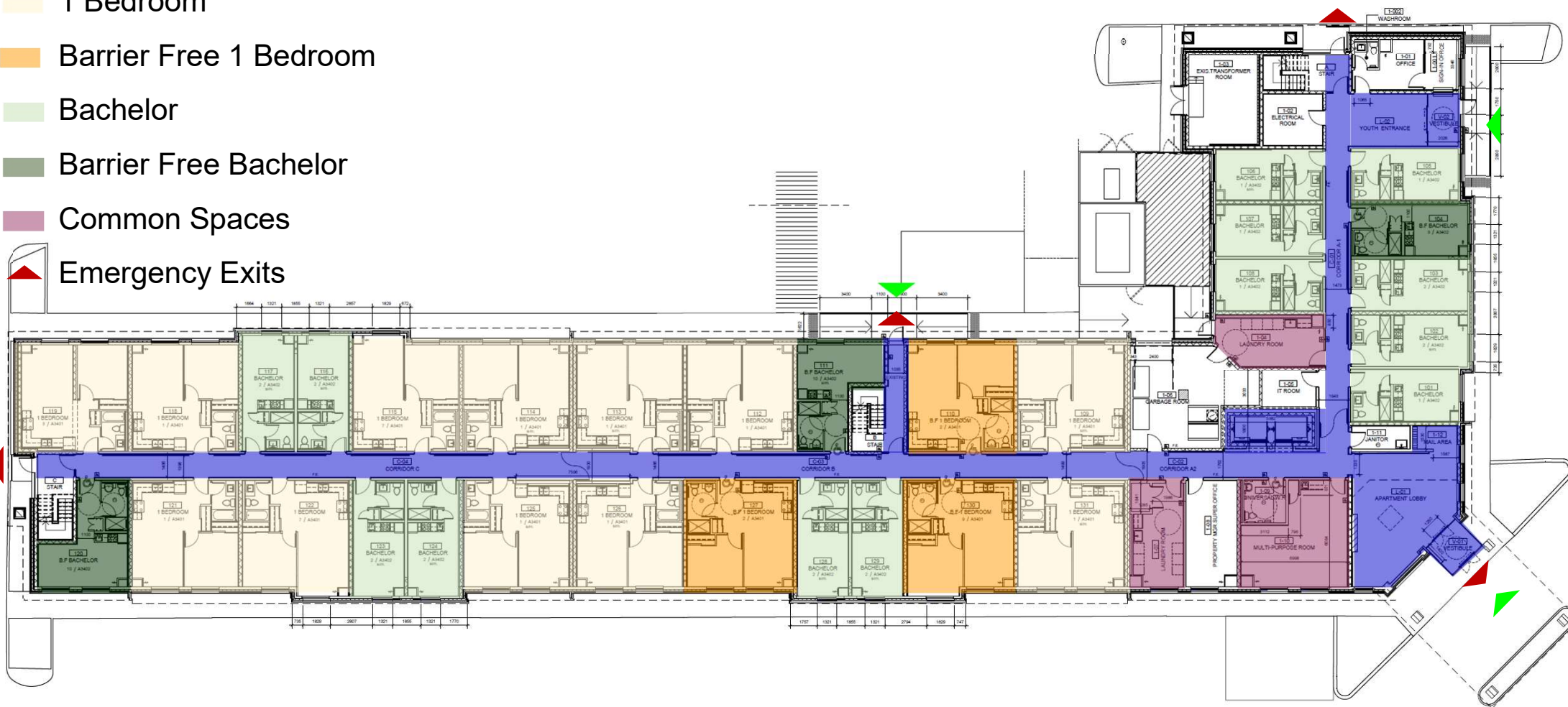
Barrier Free 1 Bedroom

Bachelor

Barrier Free Bachelor

Common Spaces

Emergency Exits





# LEVEL 2 PLAN

## LEGEND

Barrier Free Circulation

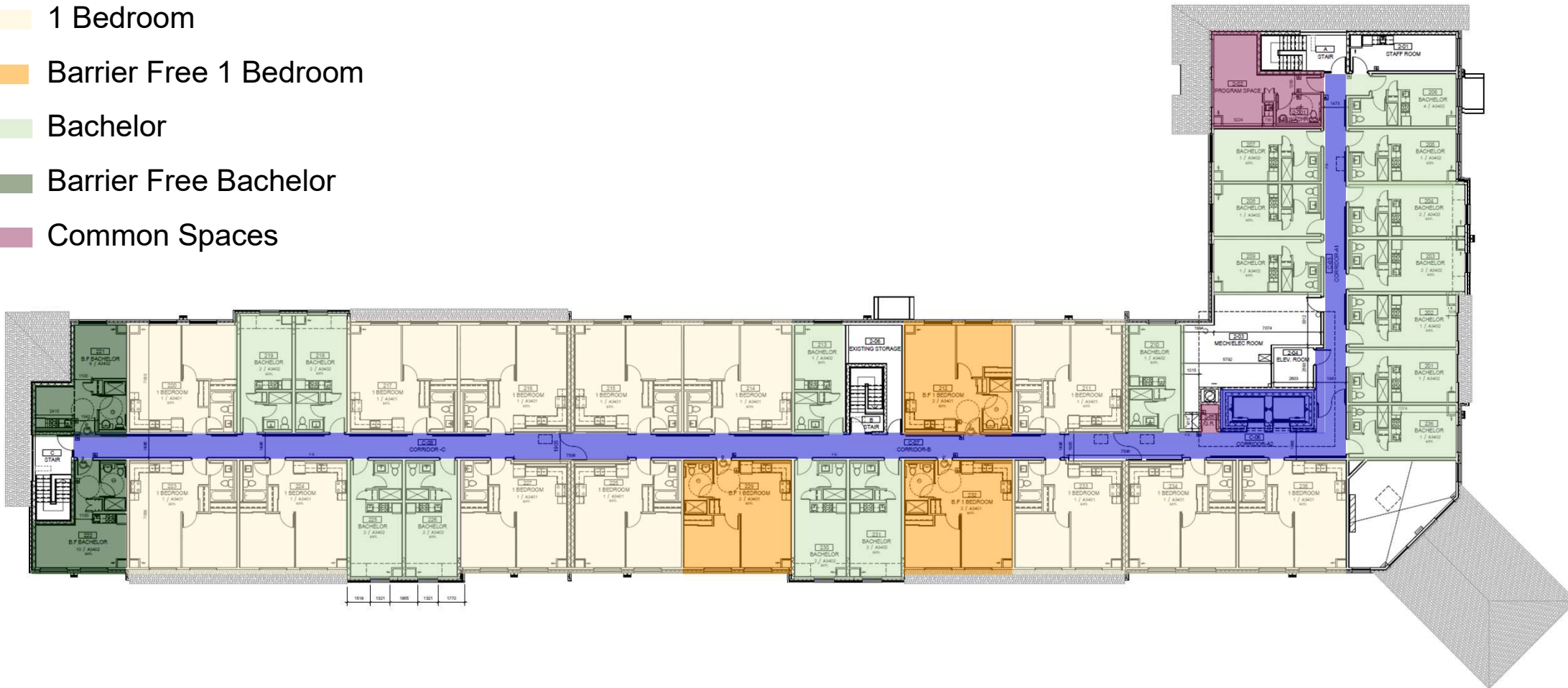
1 Bedroom

Barrier Free 1 Bedroom

Bachelor

Barrier Free Bachelor

Common Spaces

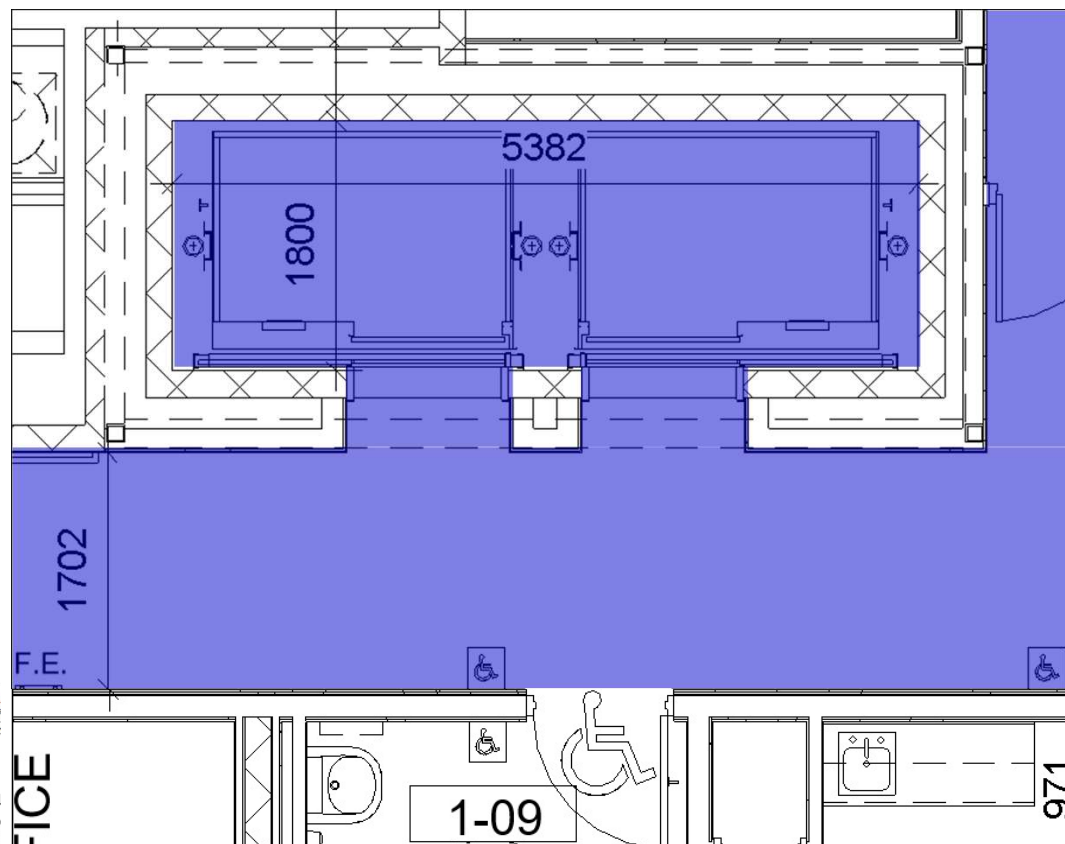


# ELEVATORS

## LEGEND

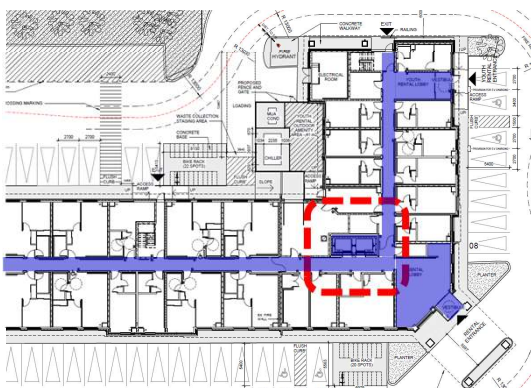
Barrier Free Circulation

## PLAN VIEW OF ELEVATORS



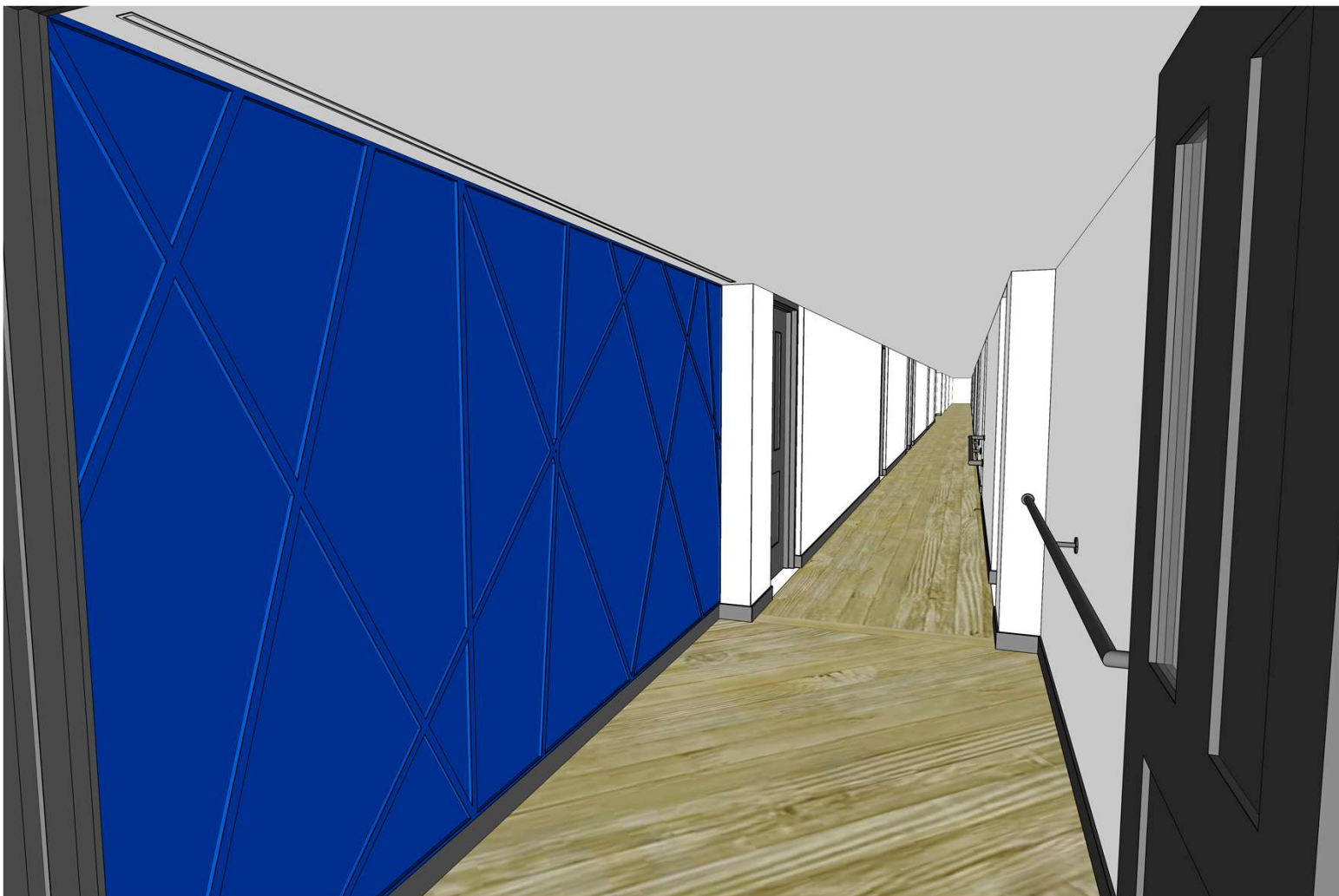
## ACCESSIBLE FEATURES:

- Two (2) new elevators with ample cabin size to provide access to the Second Floor
- Elevator cabins accommodate and provides adequate access for a stretcher 2010 mm x 610 mm in prone position as per Ontario Building Code (OBC) requirements
- Elevators are provided with handrails, visual signal and voice annunciator, and braille signage
- Accent wall design and accent lighting in elevator waiting area.



# ELEVATORS

REFERENCE IMAGE FOR ACCENT WALL DESIGN

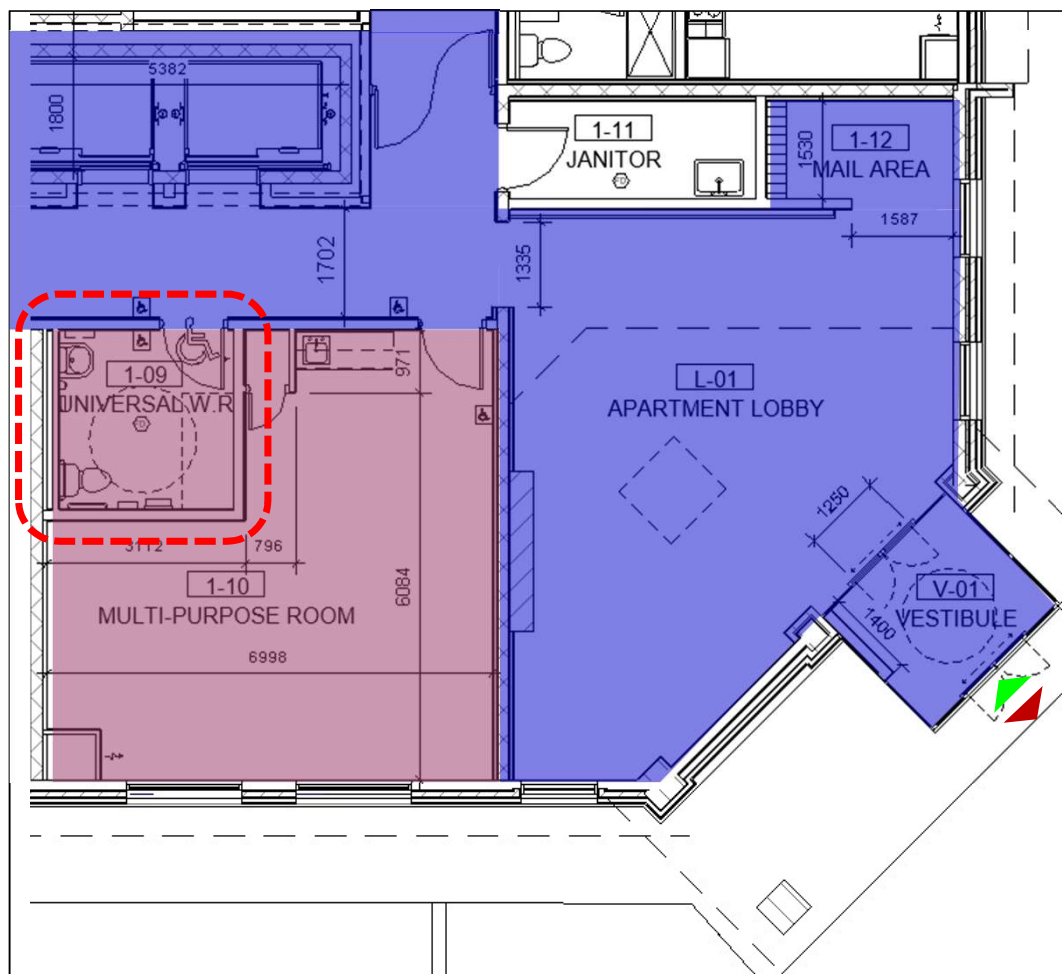




# MULTIPURPOSE ROOM

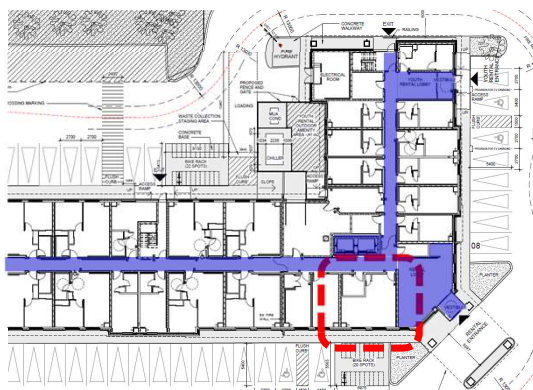
## LEGEND

Barrier Free Circulation



## ACCESSIBLE FEATURES:

- Entrance from 1700 mm wide corridor
- Ease of access in barrier free path
- Centralized location, close to main entrance and elevators
- Power door operator at entry
- Ample space and well-lit area
- Adjacent to the Universal Washroom

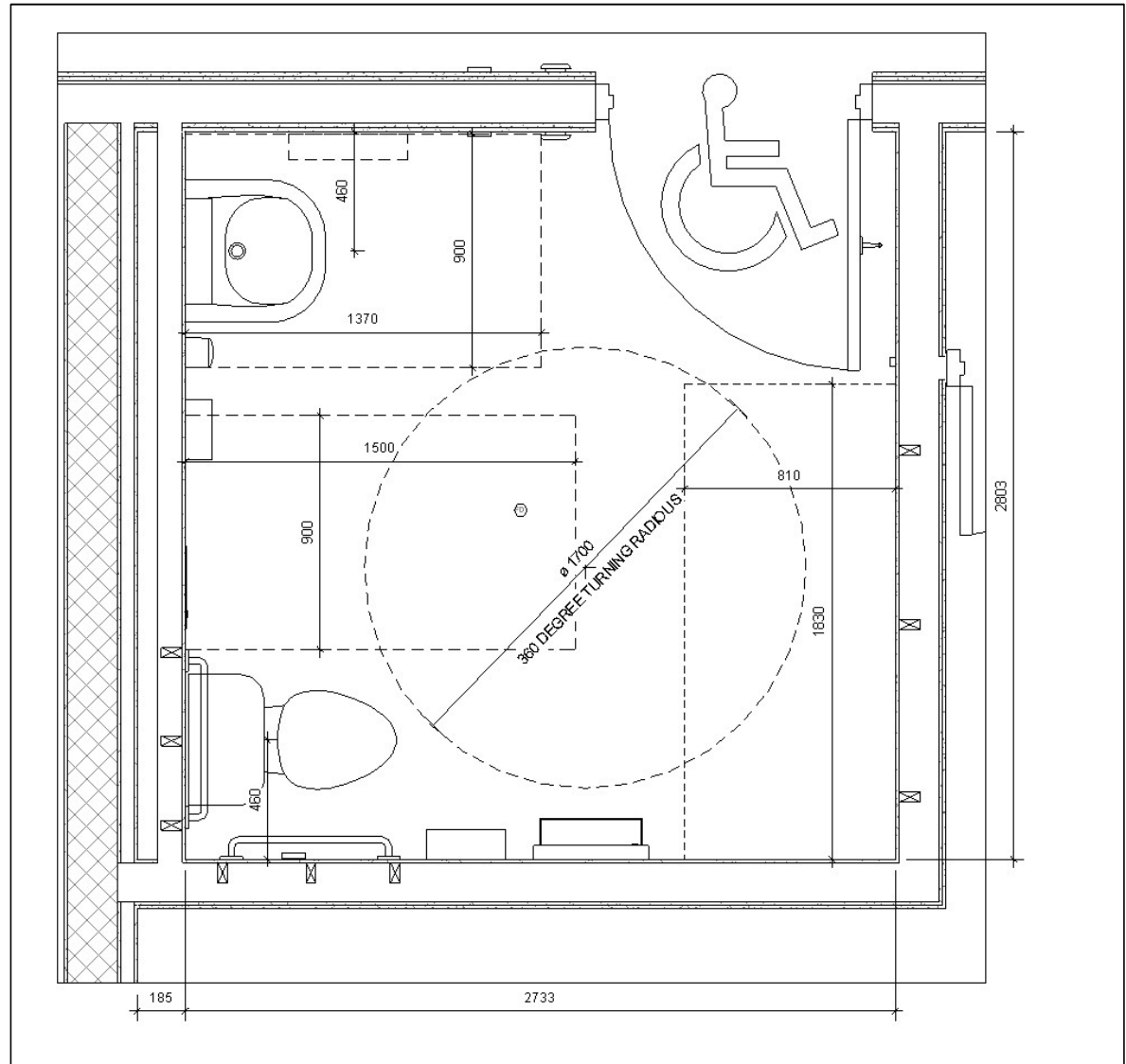


# UNIVERSAL WASHROOM

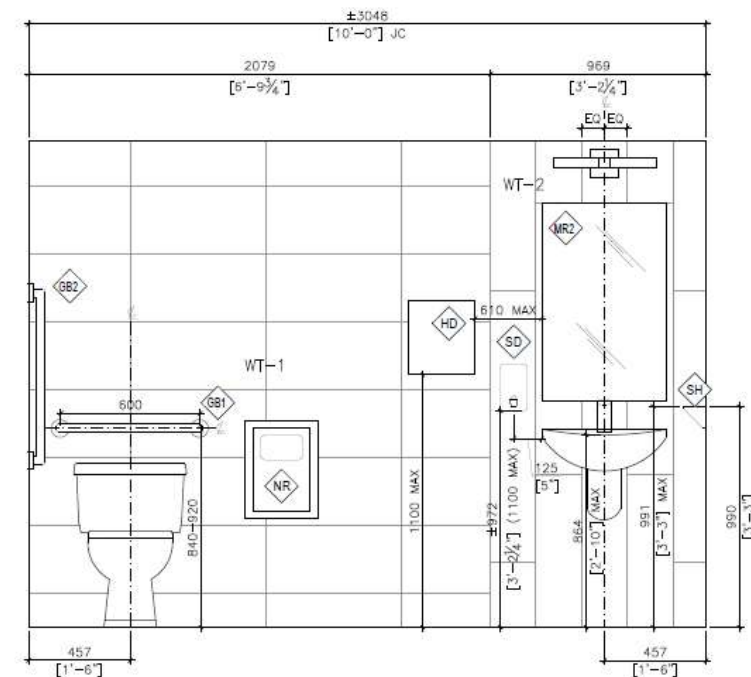
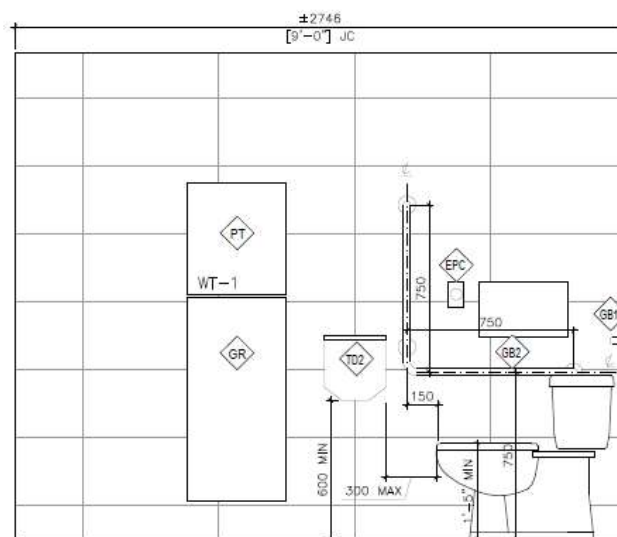
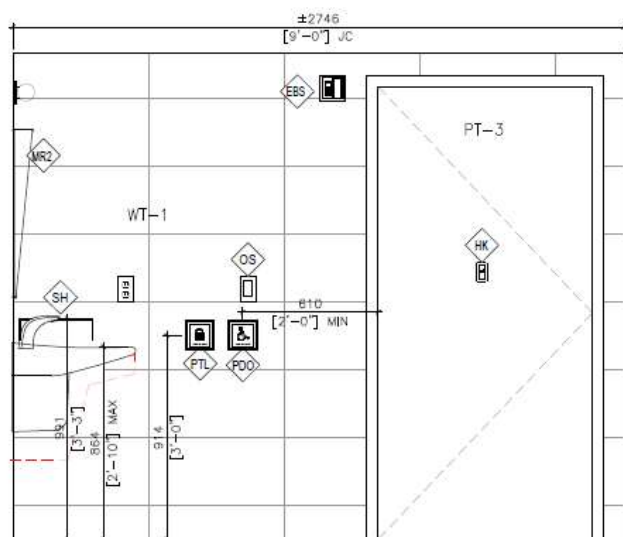
16

## ACCESSIBLE FEATURES:

- Ease of access in barrier free path
- Centralized location, close to main entrance and elevators
- Adjacent to the Multipurpose Room
- Power door operator at entry
- Accessible lavatory and sink
- Grab bars at key locations
- Space and provisions for a future adult size change table
- Transfer space as per OBC requirements
- Ample space for 360 degree turning radius
- Emergency call button



# UNIVERSAL WASHROOM



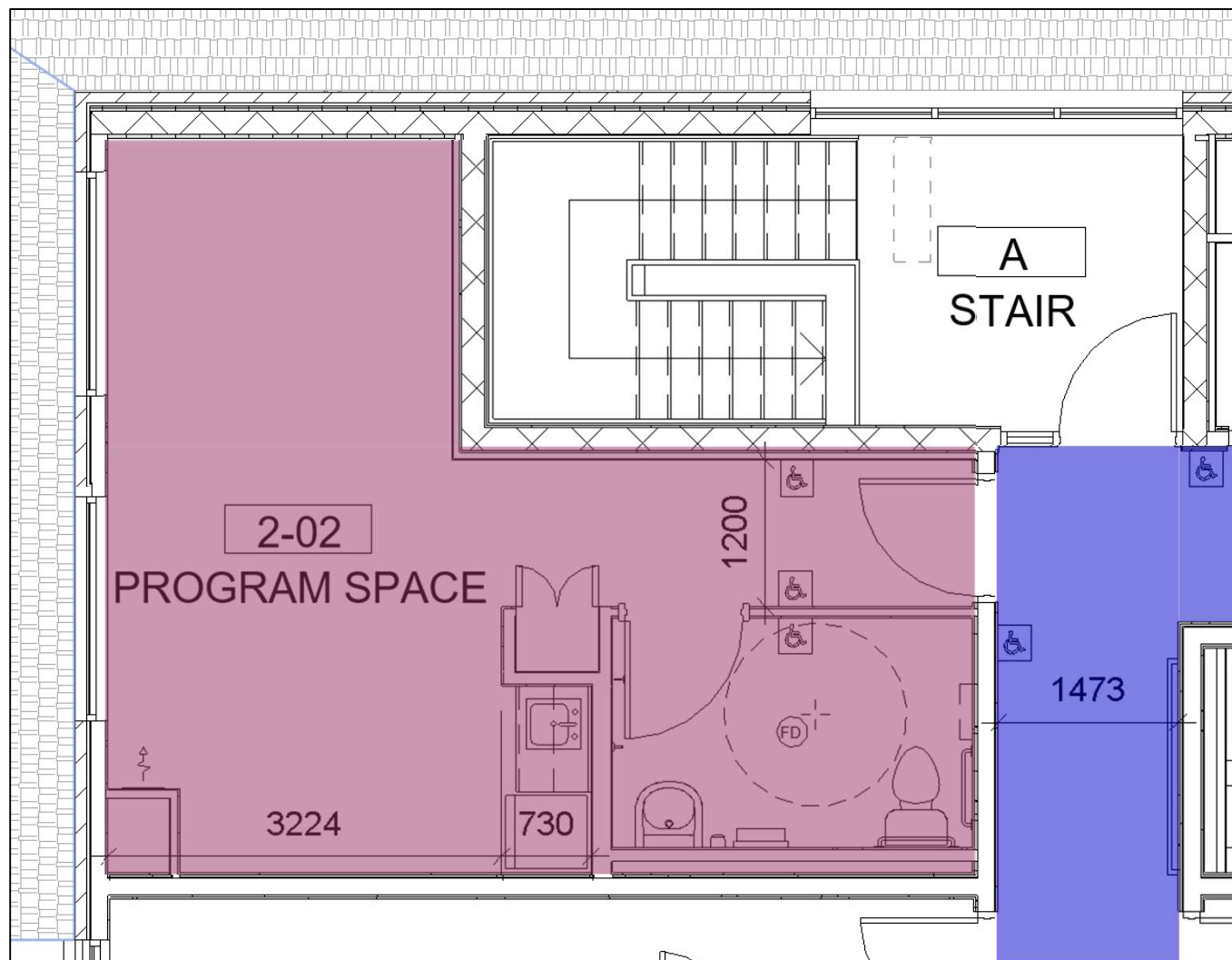
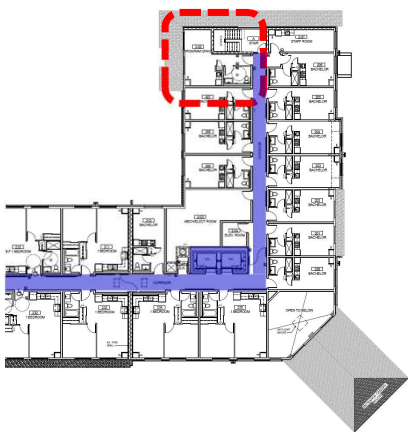
ELEVATIONS OF PLUMBING FIXTURES AND ACCESSORIES TO BE INSTALLED IN UNIVERSAL WASHROOM  
WITH REQUIRED MOUNTING HEIGHTS



# PROGRAM SPACE

## ACCESSIBLE FEATURES:

- Power door operators at entry
- Barrier Free Washroom within space
  - Transfer space as per OBC requirements
  - Ample space for 360 degree
  - Grab bars at key locations
- Well-lit area



# BARRIER FREE 1 BEDROOM TYP.

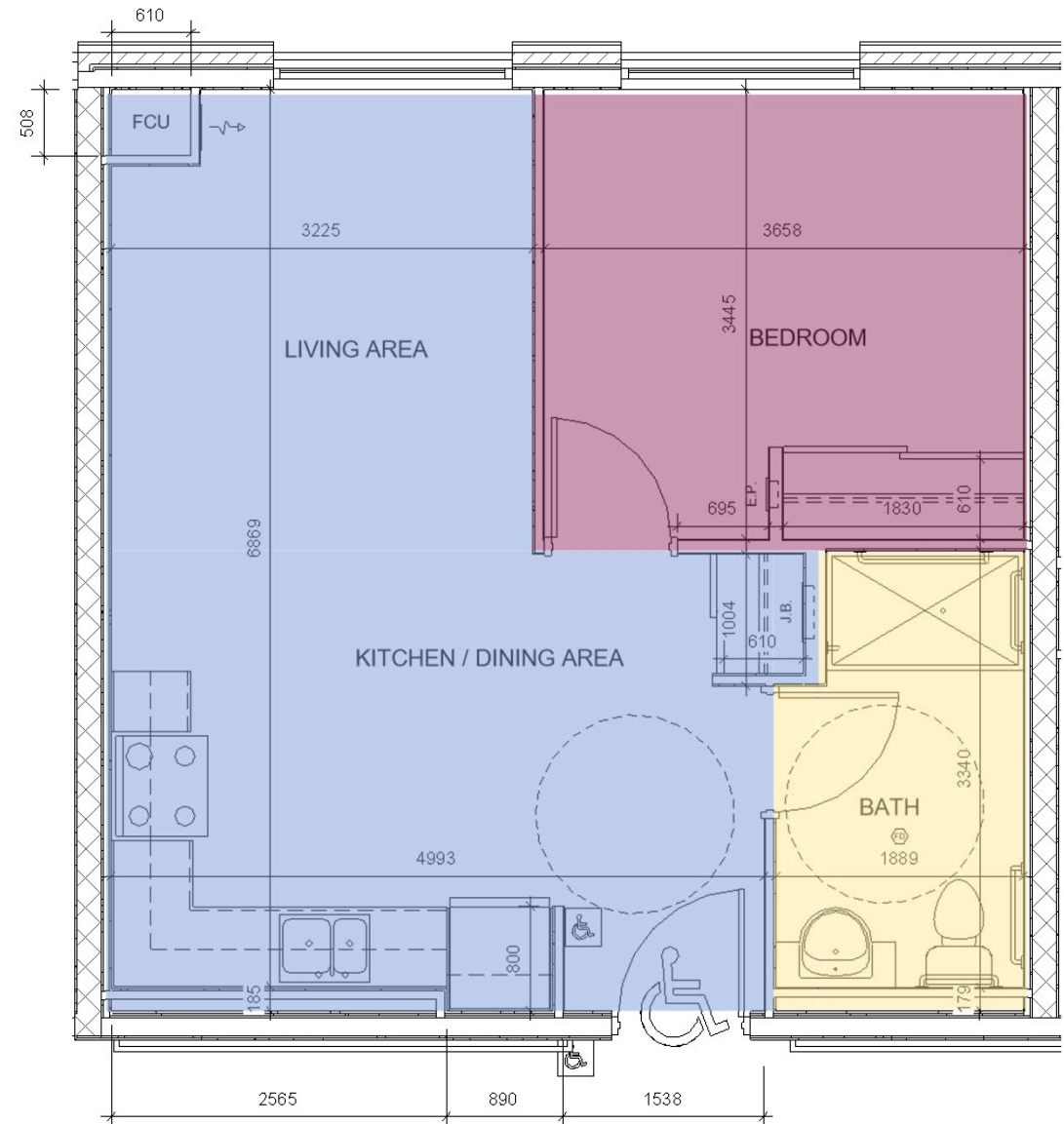
19

TOTAL AREA: 49.18 M<sup>2</sup> (529.36 sq. ft.)

6 UNITS OF THIS TYPE OR SIMILAR IN THE BUILDING.

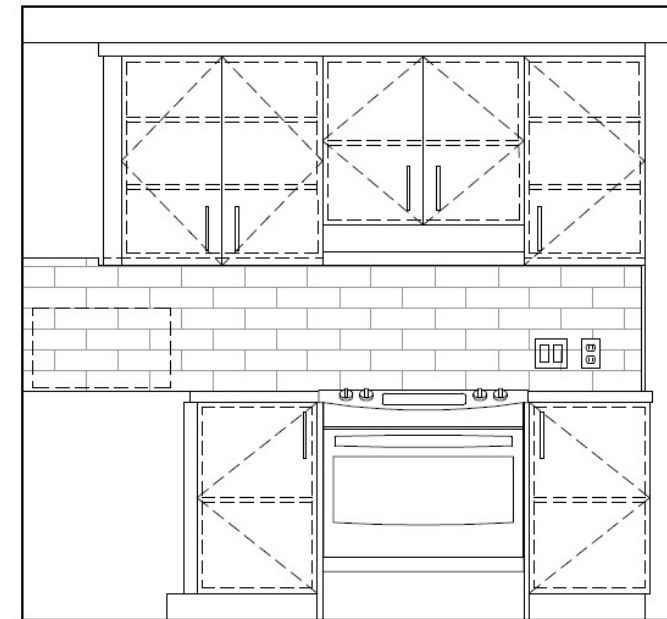
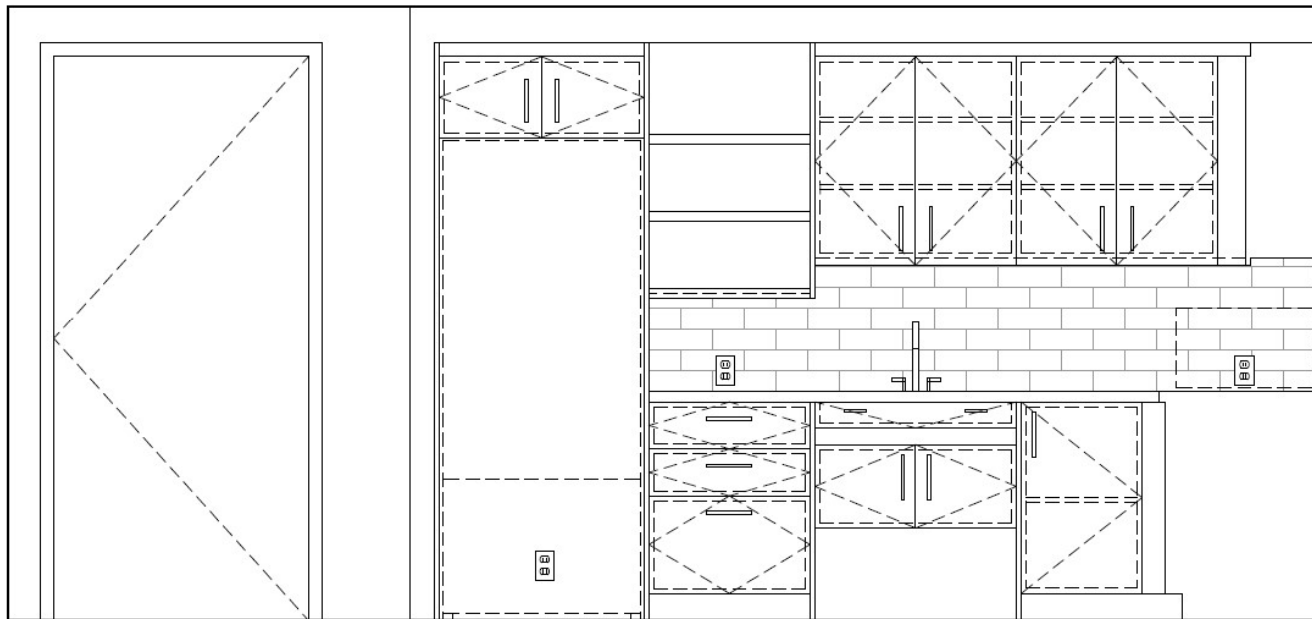
## ACCESSIBLE FEATURES:

- Power door operator at entry door
- Fully Accessible Bathrooms:
  - Large space at entrance and bathrooms with space for a 360 degree turn
  - Grab bars where required
  - Barrier free vanities
  - Curb-less shower bases for wheelchair roll-in accessibility
- Fully Accessible Kitchens:
  - Lower counters to Accessibility Standards of 30" High
  - Lower open shelving within upper cabinets
  - Barrier free kitchen sinks with underside clear room
  - Accessible drop-in stove in barrier free kitchens
  - Counter-top location for microwave and refrigerator with bottom freezer for ease of access



# BARRIER FREE 1 BEDROOM TYP.

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ELEVATIONS OF BARRIER FREE KITCHEN MILLWORK – 1 BEDROOM

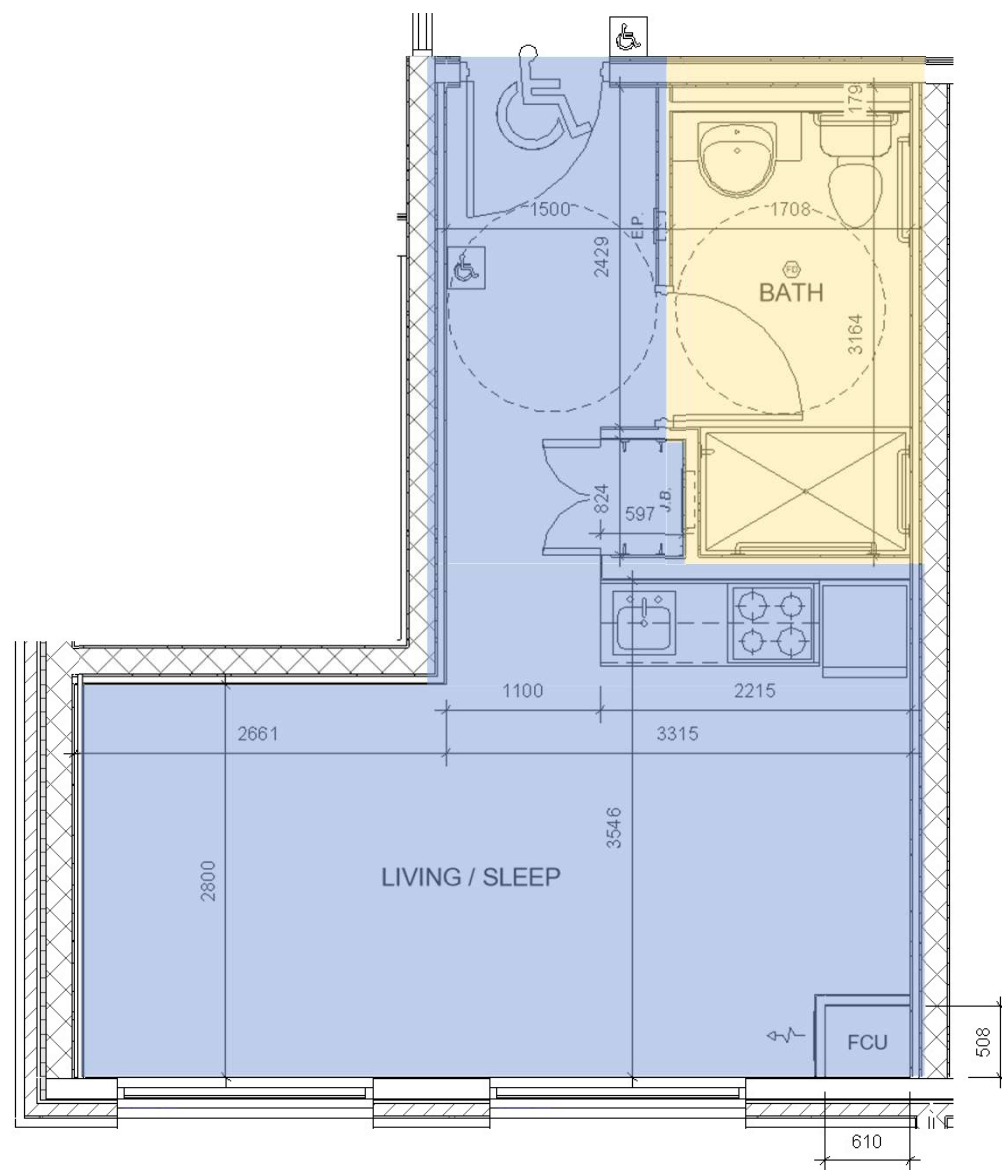


# BARRIER FREE BACHELOR TYP.

TOTAL AREA: 31.68 M<sup>2</sup> (341.00 sq. ft.)  
3 UNITS OF THIS TYPE OR SIMILIAR IN THE BUILDING.

## ACCESSIBLE FEATURES:

- 1100 mm wide corridor
- Power door operator at entry door
- Fully Accessible Bathrooms:
  - Large space at entrance and bathrooms with space for a 360 degree turn
  - Grab bars where required
  - Barrier free vanities
  - Curb-less shower bases for wheelchair roll-in accessibility
- Fully Accessible Kitchens:
  - Lower counters to Accessibility Standards of 30" High
  - Lower open shelving within upper cabinets
  - Barrier free kitchen sinks with underside clear room
  - Accessible drop-in stove in barrier free kitchens
  - Counter top location for microwave and refrigerator with bottom freezer for ease of access



# BARRIER FREE BACHELOR – OTHER LAYOUTS

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TOTAL AREA: 25.71 M<sup>2</sup> (276.74 sq. ft.)

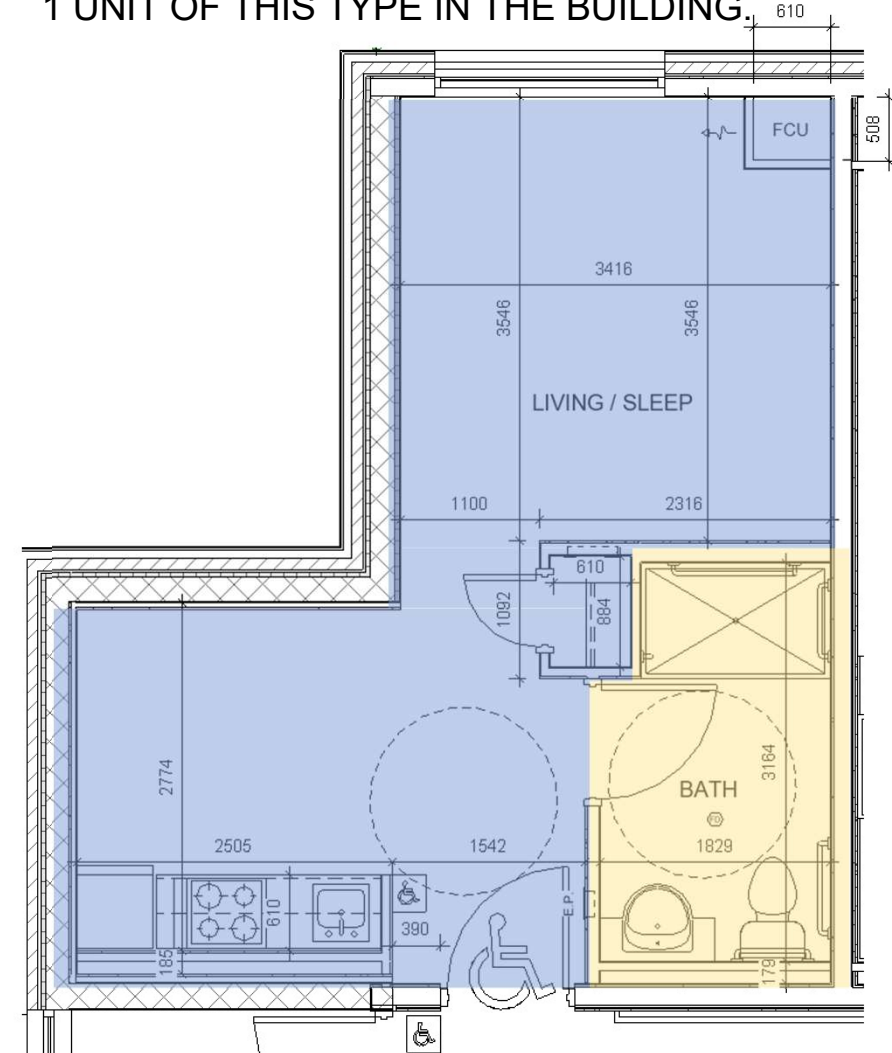
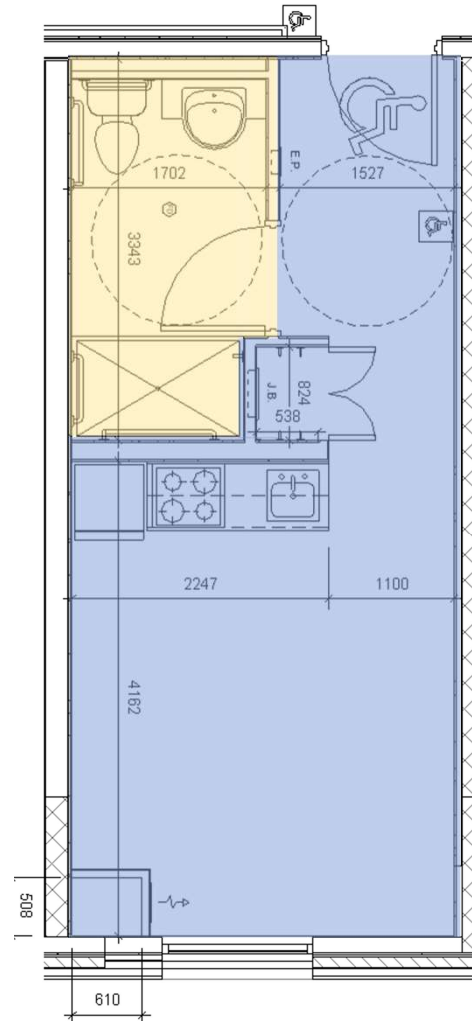
1 UNIT OF THIS TYPE IN THE BUILDING.

TOTAL AREA: 31.41 M<sup>2</sup> (338.00 sq. ft.)

1 UNIT OF THIS TYPE IN THE BUILDING.

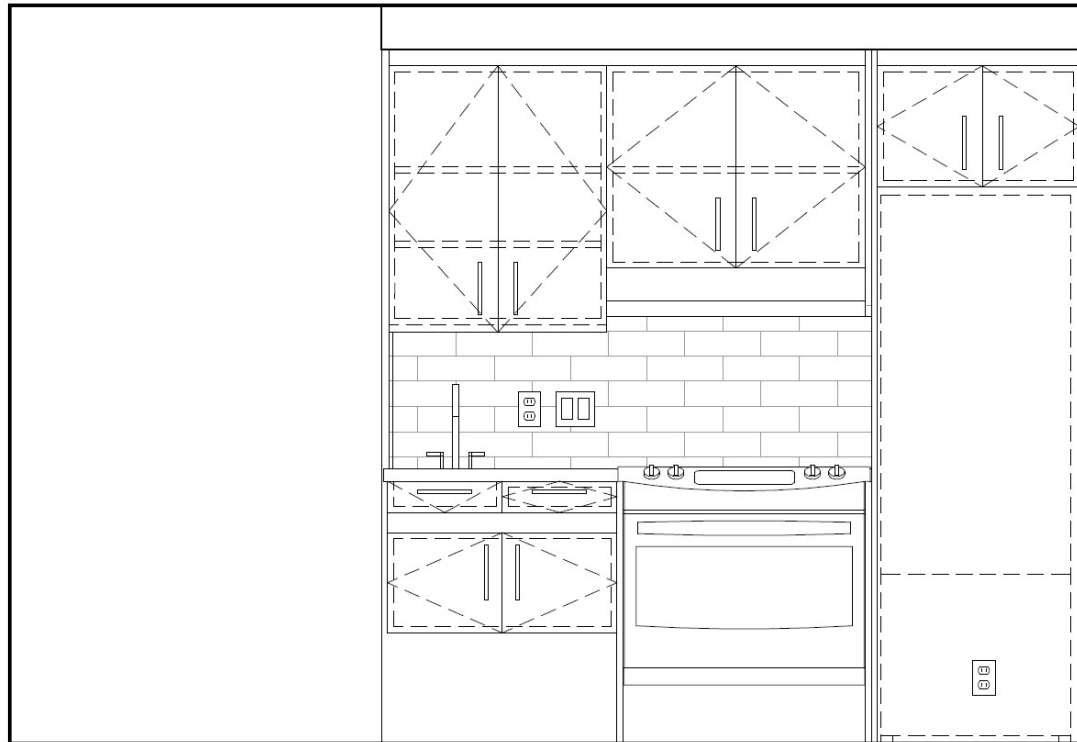
All accessible features have also been provided within these bachelor unit design:

- 1100 mm wide corridor
- Power door operator at entry door
- Fully Accessible Bathrooms
- Fully Accessible Kitchens



# BARRIER FREE BACHELOR

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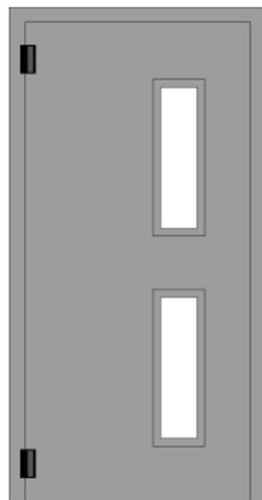
ELEVATIONS OF BARRIER FREE KITCHEN MILLWORK- BACHELOR

## ADDITIONAL FEATURES

EXAMPLE OF TYPICAL  
DOOR LEVER



EXAMPLE OF DOOR WITH  
VISION PANELS



EXAMPLE OF  
SIGNAGE



FOR REFERENCE ONLY



# ADDITIONAL FEATURES

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EXAMPLE OF AMPLE  
CORRIDOR WITH HANDRAIL



EXAMPLE OF VISION  
STRIPS IN GLAZING



EXAMPLE OF TACTILE  
INDICATORS



FOR REFERENCE ONLY

## **QUESTIONS / COMMENTS**

