

## Design Requirements – 243 River Road, Sault Ste Marie

<u>Design Area</u>	<u>Design Requirement</u>
Zoning	OAHS will be developing the property that is zoned R4.
Building Size	A 30-unit, 2-storey supportive housing development, studio units Suggested Square Footage – see below
Building Use	The portion of the property zoned R2 will be used for green space and cultural grounds. The building will incorporate offices and programming space on the main floor as listed below; <ul style="list-style-type: none"> <li>• <i>Open office area with 2 closed private offices</i></li> <li>• <i>Boardroom - # staff</i></li> <li>• <i>Staff room and staff bathrooms</i></li> <li>• <i>Staff Kitchen – 18 cuft refrigerator – white – dbl stainless steel sink</i></li> <li>• <i>Secured Reception area</i></li> <li>• <i>intercom system for contacting tenants in their rooms</i></li> <li>• <i>Fire escape doors to have alarm systems</i></li> <li>• <i>Security cameras inside all hallways, common areas and outside</i></li> <li>• <i>File Room</i></li> <li>• <i>Medical room – professional office</i></li> <li>• <i>Sleep Room</i></li> <li>• <i>Include a <b>cash allowance</b> for a Commercial Kitchen, and Teaching Kitchen to be inclusive of items listed below :</i></li> </ul>
	<b>COMMERCIAL KITCHEN</b>
	Reach-In Freezer-Commercial Size-Stainless Steel
	Reach-In Refrigerator-commercial size-Stainless Steel
	Chest Freezer
	Exhaust Hood and Fire Suppression
	Combi Oven, Electric
	Eye wash Station
	Salamander Broiler, Electric,
	Range, 6 Sealed Burners
	Stainless Steel Wall Shelves or racks
	Stainless Steel 2 Comp Prep Sink/ Work Counter
	Microwave Oven Industrial
	Stainless Steel Pass Thru Ledge
	Hand Sink
	Dishwasher, Door Type
	Stainless Steel Clean Dish Table
	Dry Storage Shelving
	<b>TEACHING KITCHEN</b>
	30" Ceramic top range
18 cu ft refrigerator	
Under counter dishwasher	
Stainless steel double sink	

	<ul style="list-style-type: none"> <li>• <i>Dining / Program room – water bottle refill station</i></li> <li>• <i>Storage</i></li> <li>• <i>Laundry</i></li> <li>• Programs IFC area cannot exceed 40% of building residential space</li> <li>• <i>Full Universal Design and 20% fully accessible – 6 units</i></li> </ul>
	<ul style="list-style-type: none"> <li>• Building design and features to fit into the aesthetics of the neighbourhood. Natural elements such as stone and wood (greys, dark siding with stone base to the windows)</li> <li>• Downlighting on front of building</li> <li>• Front entrance - large portico with wood veneer timber columns supporting the entrance.</li> <li>• Black frame windows – if budget allows</li> <li>• Tinted windows in all areas except residential units if budget allows</li> <li>• Garbage disposal on east side of property as well as kitchen storage/panty for loading.</li> <li>• Leave west side of property for its own attraction as it can be seen from public road.</li> <li>• Cedar trees and low maintenance landscaping.</li> <li>• Bike storage</li> <li>• Out building close to water with electrical if budget allows</li> <li>• Pathway from building to water</li> <li>• Carry a cash allowance for Heated sidewalks to, and at front entrance only</li> </ul>
Interior	<ul style="list-style-type: none"> <li>• Typical Studio units – 450sq ft</li> <li>• All bathroom accessories included – towel bar, shower rod, mirror and toilet paper holder</li> <li>• Closet in units</li> <li>• Kitchenette -space for mini fridge, no stove, but will need future design and rough – ins for full stove in event studios convert to full apartment</li> <li>• Floor to ceiling windows in Dining / Program room facing water</li> <li>• Window Treatment – Offices and Residential units ONLY – Cordless black out roller shades with cassette and neutral colour</li> </ul>
Energy	<ul style="list-style-type: none"> <li>• Must exceed 35% energy consumption and GHG Emission reduction related to NEBC/NBC 2015</li> </ul>

## Square Footage Estimates - Ground Floor

Room	Sq/ft - Approx.
<b>Building Footprint</b>	<b>14438ft<sup>2</sup></b>
Studio Unit x15	420ft <sup>2</sup> (6300ft <sup>2</sup> )
Resident Laundry	215ft <sup>2</sup>
File Room	72ft <sup>2</sup>
Secured Reception	145ft <sup>2</sup>
Elec/Mech	175ft <sup>2</sup>
Vestibule	80ft <sup>2</sup>
Building Storage/ Out Building in backyard	739ft <sup>2</sup>
Program/Dining Space - Could facilitate approximately 50 people	1080ft <sup>2</sup>
Commercial Kitchen	526ft <sup>2</sup>
Pantry/ Dry storage	269ft <sup>2</sup>
Teaching Kitchen	182ft <sup>2</sup>
Custodian	109ft <sup>2</sup>
Public Washroom x2, Gender neutral and barrier free	109ft <sup>2</sup> 99ft <sup>2</sup>
Staff Laundry	61ft <sup>2</sup>
Office Space, lockdown area for residents medication, individual offices and bullpen	657ft <sup>2</sup>
Medical Room	148ft <sup>2</sup>
Professional Office, one visiting*	190ft <sup>2</sup>
Sleep/Observation Room	93ft <sup>2</sup>
Staff/ Break Room	299ft <sup>2</sup>
Staff, Gender Neutral Barrier Free Washroom x2	99ft <sup>2</sup> 99ft <sup>2</sup>
Staff Storage within staff room	49ft <sup>2</sup>
Meeting room, seats approx. #?	256ft <sup>2</sup>
Bike Storage, entrance from outside. Can be removed if needed.	201ft <sup>2</sup>
Stairwell x2	153ft <sup>2</sup> (306ft <sup>2</sup> )
Covered Patio - to be attached to program space	1032ft <sup>2</sup>
Hallways	1823ft <sup>2</sup>

## Second Floor

Room	Sq/ft - Approx.
Second Storey Footprint	7532ft <sup>2</sup>
Studio Units x15	420ft <sup>2</sup> (6300ft <sup>2</sup> )
Elec/Mech	112ft <sup>2</sup>
Stairwell x2	153ft <sup>2</sup> (306ft <sup>2</sup> )
Hallway	818ft <sup>2</sup>

## Sample Colours, Materials

