

FOR OFFICE USE ONLY		Attention: Regional Clerk Regional Municipality of Peel 10 Peel Centre Drive, Suite A Brampton, ON L6T 4B9 Phone: 905-791-7800 ext. 4582 E-mail: council@peelregion.ca	
MEETING DATE YYYY/MM/DD September 15, 2022	MEETING NAME Region of Peel Accessibility Advisory Committee		
DATE SUBMITTED YYYY/MM/DD 2022/08/17			
NAME OF INDIVIDUAL(S) 1) Bijan Naveh 2) Anita Yu 3) Anthony Di Santo			
POSITION(S)/TITLE(S) 1) Project Manager 2) Senior Associate 3) Manager of Development			
NAME OF ORGANIZATION(S) 1) Turner Fleischer Architects 2) Turner Fleischer Architects 3) FRAM Slokker			
E-MAIL Bijan.naveh@turnerfleischer.com anita.yu@turnerfleischer.com adisanto@framgroup.ca		TELEPHONE NUMBER 4164252222	EXTENSION
INDIVIDUAL(S) OR ORGANIZATION(S) ADDRESS 1) 67 Lesmill Rd Toronto M3B 2T8 2) 67 Lesmill Rd Toronto M3B 2T8 3) 141 Lakeshore Rd East Mississauga L5G 1E8			
REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Interior Designer, Architect, and Builder/ Developer for the Peel Region Affordable Housing building as part of the Brightwater Redevelopment in Port Credit Mississauga. Presentation being provided to the Accessibility Advisory Committee.			
A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Presentation format: <input checked="" type="checkbox"/> PowerPoint File (.ppt) <input checked="" type="checkbox"/> Adobe File or Equivalent (.pdf) <input type="checkbox"/> Picture File (.jpg) <input type="checkbox"/> Video File (.avi,.mpg) <input type="checkbox"/> Other <input type="text"/>			
Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached			
<p>Note: Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division if possible 72 hours, but not less than 24 hours, prior to the meeting start time. Delegation requests and/or materials received after 9:30 a.m. on the Wednesday prior to the meeting will not be provided to Members.</p> <p>Delegation requests received less than 72 hours prior to the meeting start time that relate to an item listed on the agenda will be added to the agenda only upon the approval of Council or Committee at the meeting.</p> <p>Delegates should make every effort to ensure their presentation material is prepared in an accessible format. Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.</p> <p>In accordance with Procedure By-law 56-2019, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides). Delegations may only appear once on the same matter within a one-year period, unless a recommendation pertaining to the same matter is included on the agenda within the one-year period and only to provide additional or new information.</p> <p>Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca</p>			

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)

Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The completed Delegation Request Form will be redacted and published with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council and Committee meetings are live streamed via the internet and meeting videos are posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.



Brightwater Building D

Accessibility Presentation

17110CS

Date: 2022-08-08

Revision # 4



This slide shows the presentation cover image; including a 3D rendered image of the proposal from the intersection of Mississauga road and Missinnihe way.

**TURNER
FLEISCHER**

1. INTRODUCTION:

OVERVIEW, CONTEXT, STATISTICS AND REQUIREMENTS

2. CIRCULATION:

PARKING, LANDSCAPE, ENTRANCES, ELEVATORS AND SAFETY

3. COMMON SPACES:

LOBBY, SCOOTER PARKING, AMENITY AND WASHROOMS

4. UNITS:

TYPICAL FLOOR PLANS, UNIT LAYOUTS AND UNIT WASHROOMS

5. KITCHENS:

BARRIER FREE UNIT KITCHENS, BARRIER FREE AMENITY KITCHENETTES



This slide shows a table of contents for today's presentation.

PROJECT OVERVIEW

BRIGHTWATER BUILDING D

- Building is in Block 6 – 0.69 acres
- 7-storey max height, stepping down to 2-storeys to Mississauga Rd, in compliance with Zoning
- 150 Affordable Units
- CMHC National Housing Strategy for Accessibility 21% of all units to be designed to be Barrier Free

AERIAL VIEW OF DEVELOPMENT (CONCEPT IMAGE)



The image on the right shows a birds eye perspective of the wider brightwater development, with Lake Ontario in the distance. The proposed building has a circle around it.

INTRODUCTION : LOCAL CONTEXT


PARKS AND LOCAL AMENITIES



Brightwater Building D  **Community parks and green spaces** within the development and surrounding context.

SITE PLAN OF DEVELOPMENT (CONCEPT IMAGE)



 The image on the left shows a plan view of the proposed building with public parks highlighted. The image on the right shows a plan view of the proposed building showing its location and other surrounding buildings.

BUILDING LOCATION

LOCATION:

- AT INTERSECTION OF MISSINNIHE WAY AND MISSISSUAGA ROAD

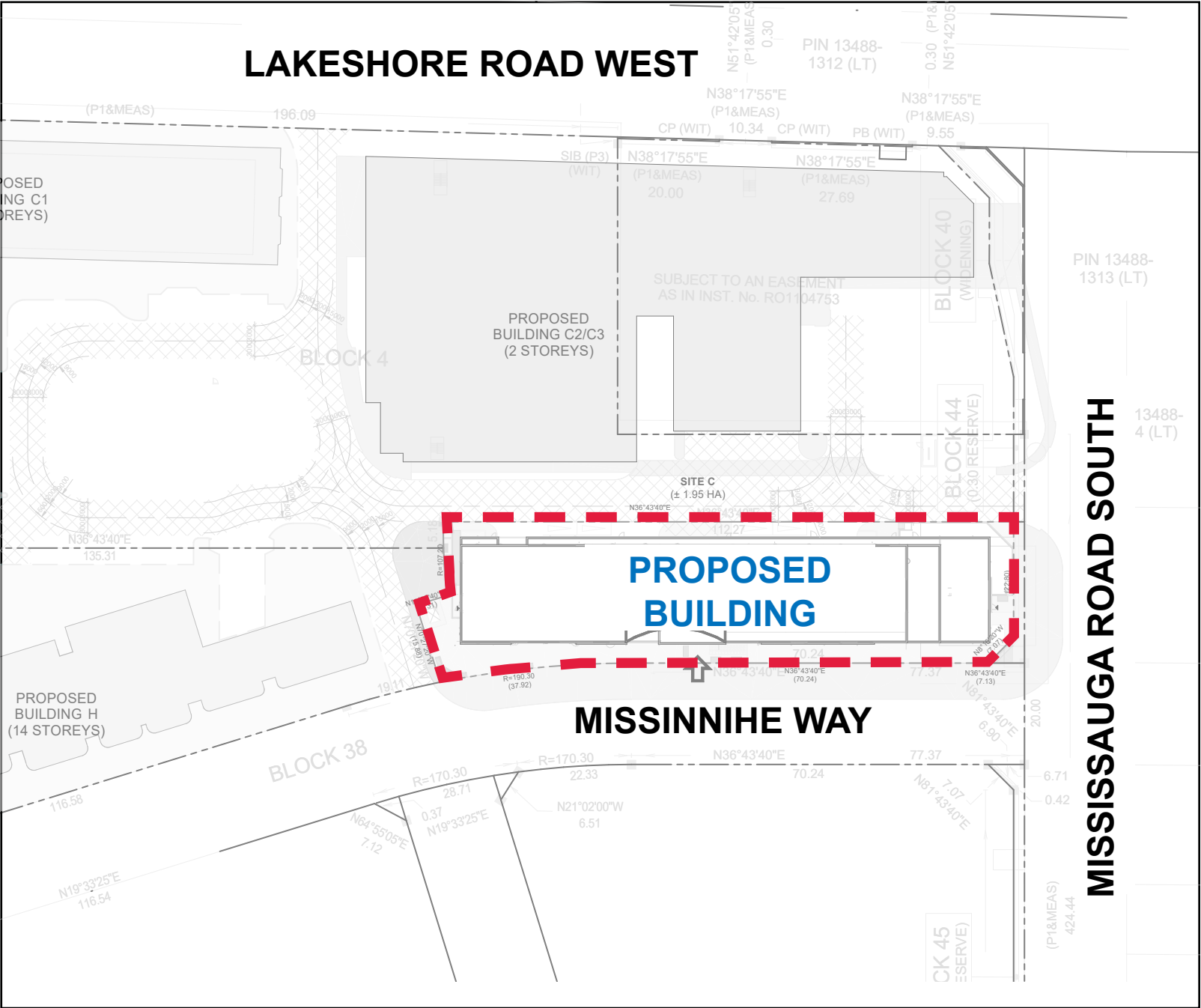
ADDRESS:

- 200 MISSINNIHE WAY, MISSISSAUGA, ON

LEGEND

PROPERTY LINE

PLAN VIEW OF BUILDING LOCATION



 The image on the right shows a more close-up plan view of the proposed building with it's location and property line indicated. It is located west of Mississauga road and north of Missinnihie way.

GENERAL INFORMATION

- **NUMBER OF FLOORS**

7 FLOORS IN HEIGHT

- **BUILDING DESIGN**

INSPIRED BY INDUSTRIAL HERITAGE
OF SITE (SUCH AS BRICKWORK FACADE)

- **BUILDING COVERAGE**

2,177.5 m² (23,438 ft²)

- **GROSS FLOOR AREA**

11,548.5 m² (124,307 ft²)

3D VIEW OF BUILDING FROM MISSINNIHE WAY (LOOKING EAST)

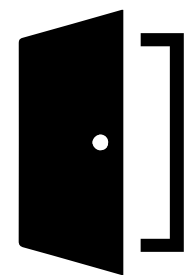


The image on the right shows a 3D rendered image of the proposal from Missinnihe way looking east.

UNIT BREAK DOWN

150 UNITS IN TOTAL

- 22 Bachelor
- 56 1 Bedroom
- 45 2 Bedroom
- 27 3 Bedroom



33 BARRIER FREE UNITS

- 4 Bachelor
- 13 1 Bedroom
- 10 2 Bedroom
- 6 3 Bedroom



(UNIT MIX BASED ON REGIONAL GUIDELINES)

3D VIEW OF BUILDING FROM MISSINNIHE WAY (LOOKING NORTH)



The image on the right shows a 3D rendered image of the proposal’s main entrance from Missinnihe way.

PARKING PROVIDED

113 

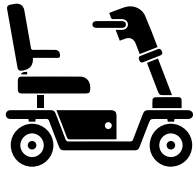
VEHICLE PARKING SPACES

- 23 Visitor parking spaces
- 90 Residential parking spaces
- 3 Accessible parking spaces (inclusive)

117 

BICYCLE PARKING SPACES

- 12 Short term spaces provided
- 105 Long term spaces provided

8 

SCOOTER PARKING SPACES

3D VIEW OF PARKING ENTRANCE (LOOKING WEST)



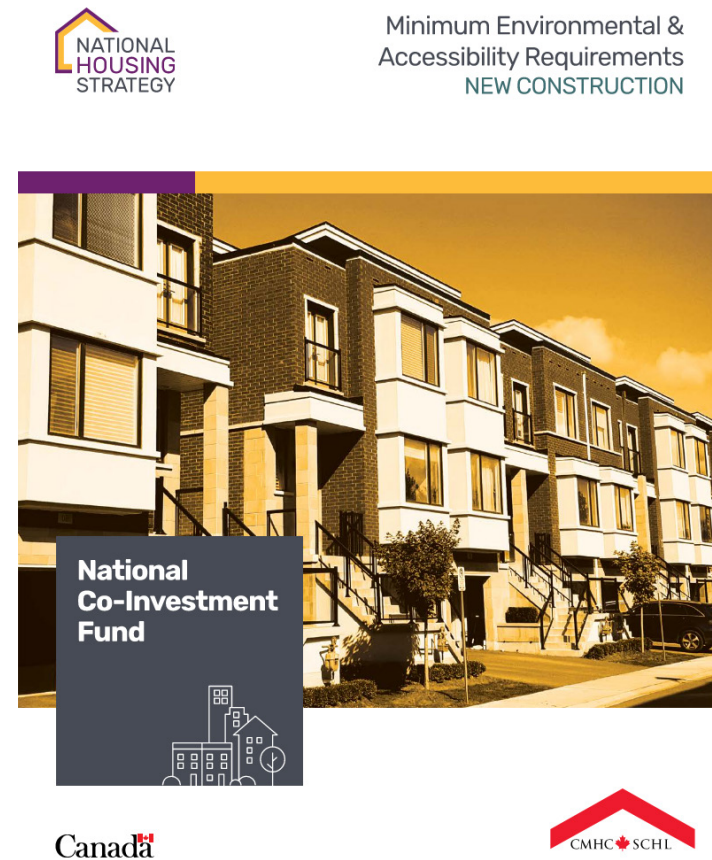
The image on the right shows a 3D rendered image of the proposal’s rear parking entrance looking west.

ACCESSIBILITY REQUIREMENTS



AFFORDABLE HOUSING DESIGN GUIDELINES

- General design principles for Affordable Housing Projects
- Identifies required rooms such as for laundry and janitor
- Sets out unit sizes depending on number of bedrooms



NHS - ENVIRONMENTAL AND ACCESSIBILITY REQUIREMENTS

- Referenced within Affordable Housing Design Guidelines
- TABLE A sets out spatial standards for typical units
- TABLE C sets out spatial requirements for barrier free units



This slide shows front cover images from two documents. Peel Region's, Affordable Housing Design Guidelines and Accessibility requirements by the National Co-Investment Fund.

ONTARIO BUILDING CODE (OBC) vs PROPOSED FEATURES

OBC REQUIREMENTS		DESIGN PROPOSAL
REQUIREMENT	REFERENCE	
There are 150 residential suites, and therefore, at least 23 suites must be barrier-free (at least 15%)	3.8.2.1	33 Barrier free units are proposed (10 more than OBC required)
At least 1100mm clear path of travel	3.8.3.1	Corridor is 1800mm wide at all levels
Minimum of 1 barrier free entrance out of three entrances into the building	3.8.1.2	All 3 entrances into the building are barrier free
Every path of travel less than 1600 mm wide has an unobstructed space /pad not less than 1800 mm wide x 1800 mm long. These spaces/pads are located not more than 30 m apart.	3.8.1.3	No space pads required since the entire width of the corridor is 1800mm.
Barrier free showers to be a minimum of 1500 x 900mm	3.8.3.13	Proposed barrier free shower is larger at 1525 x 900



This slide shows a table that compares minimum OBC requirements with the proposed design.

CIRCULATION



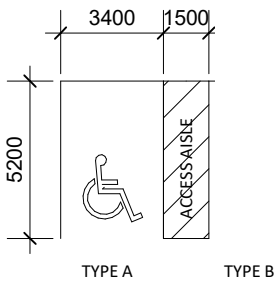
This slide shows an introduction to the next section of the presentation. The next section is about Circulation .

CIRCULATION FEATURES (UNDERGROUND FLOOR 1)

ACCESSIBLE FEATURES:

- Potential Barrier free spaces are all located adjacent to vestibule

LEGEND



TYPE A TYPE B

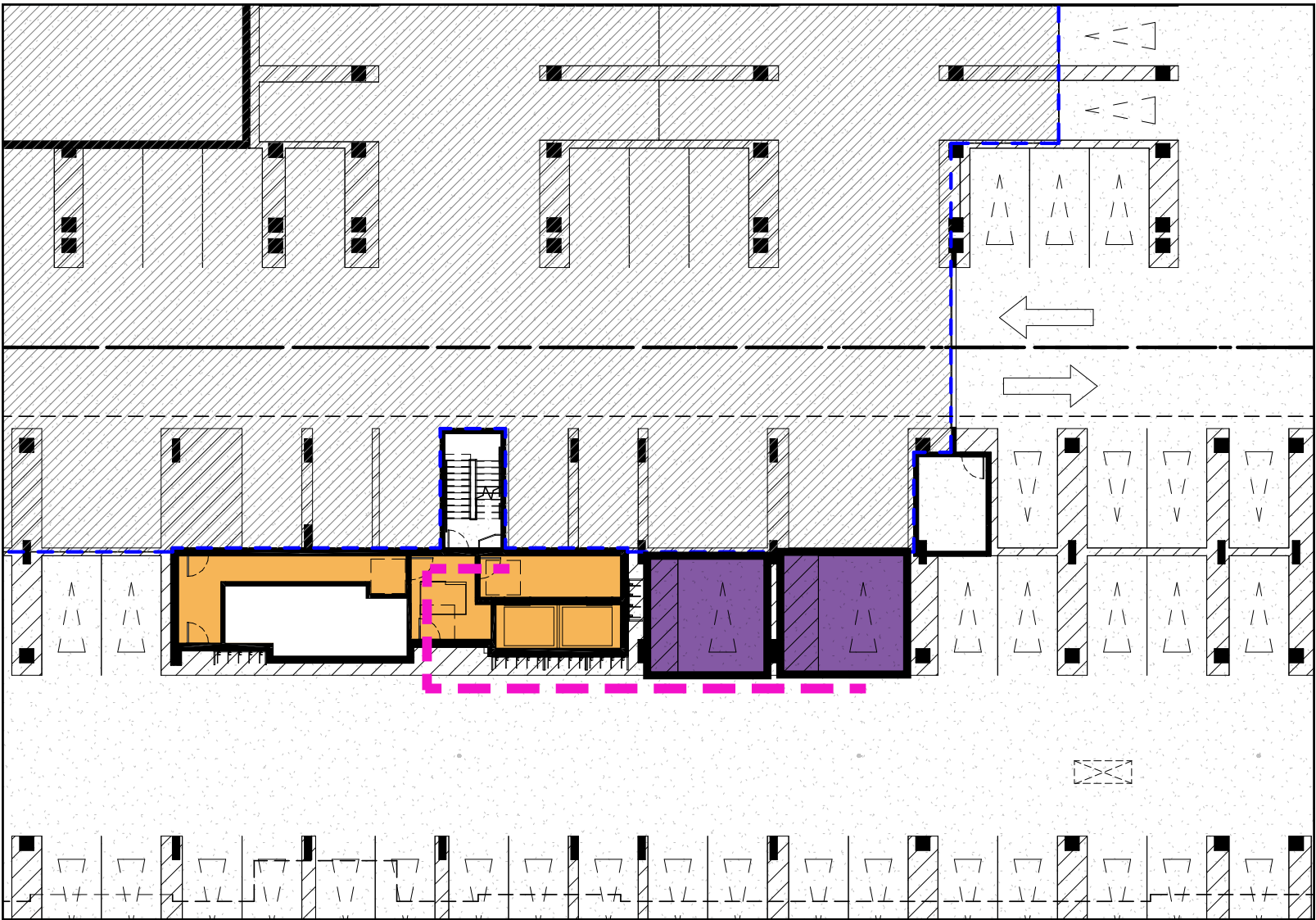
Potential barrier free parking (Type A)

- 3400mm x 5200mm
- 1500mm access aisle

Barrier free circulation

Barrier free paths

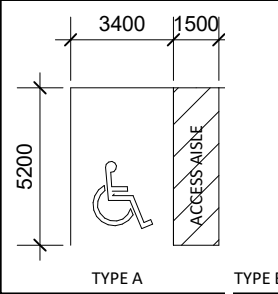
PLAN VIEW OF PARKING CIRCULATION (UNDERGROUND FLOOR 1)



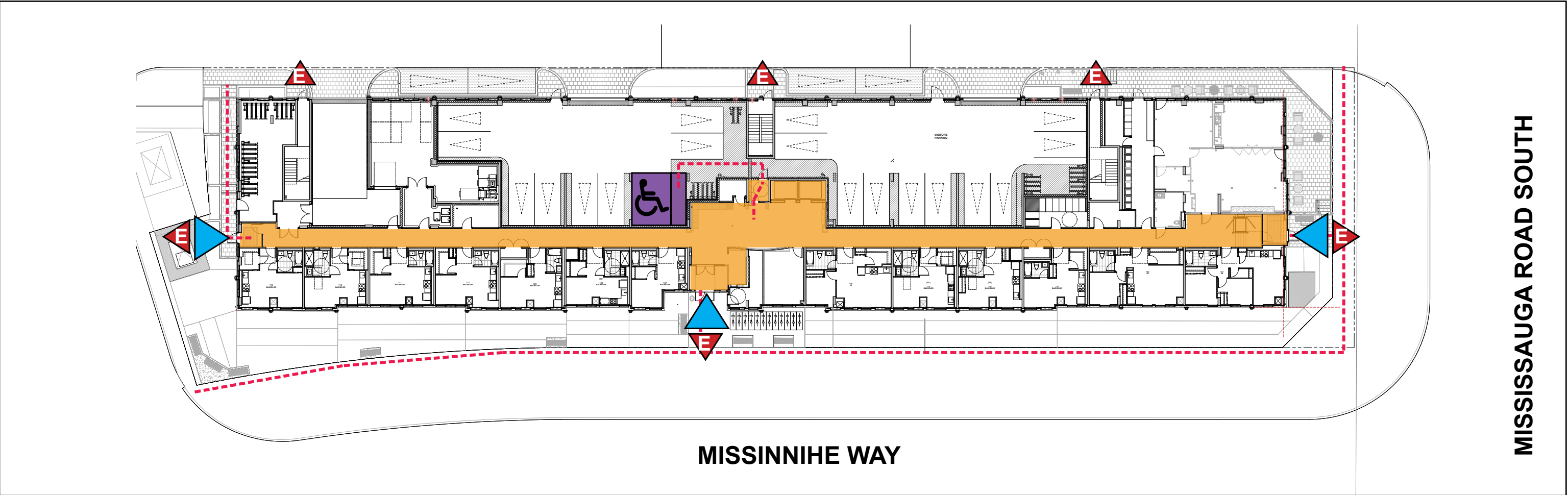
The image on the right shows a plan view of the underground parking garage. Potential barrier free parking spaces are highlighted. They are located adjacent to the elevator lobby.

CIRCULATION FEATURES (FLOOR 1)

LEGEND

	<div>Barrier free parking (Type A)</div> <ul style="list-style-type: none">3400mm x 5200mm1500mm access aisle	<div>Barrier free circulation</div> <div>Entrances</div>	<div>Emergency exits</div> <div>Barrier free paths</div>
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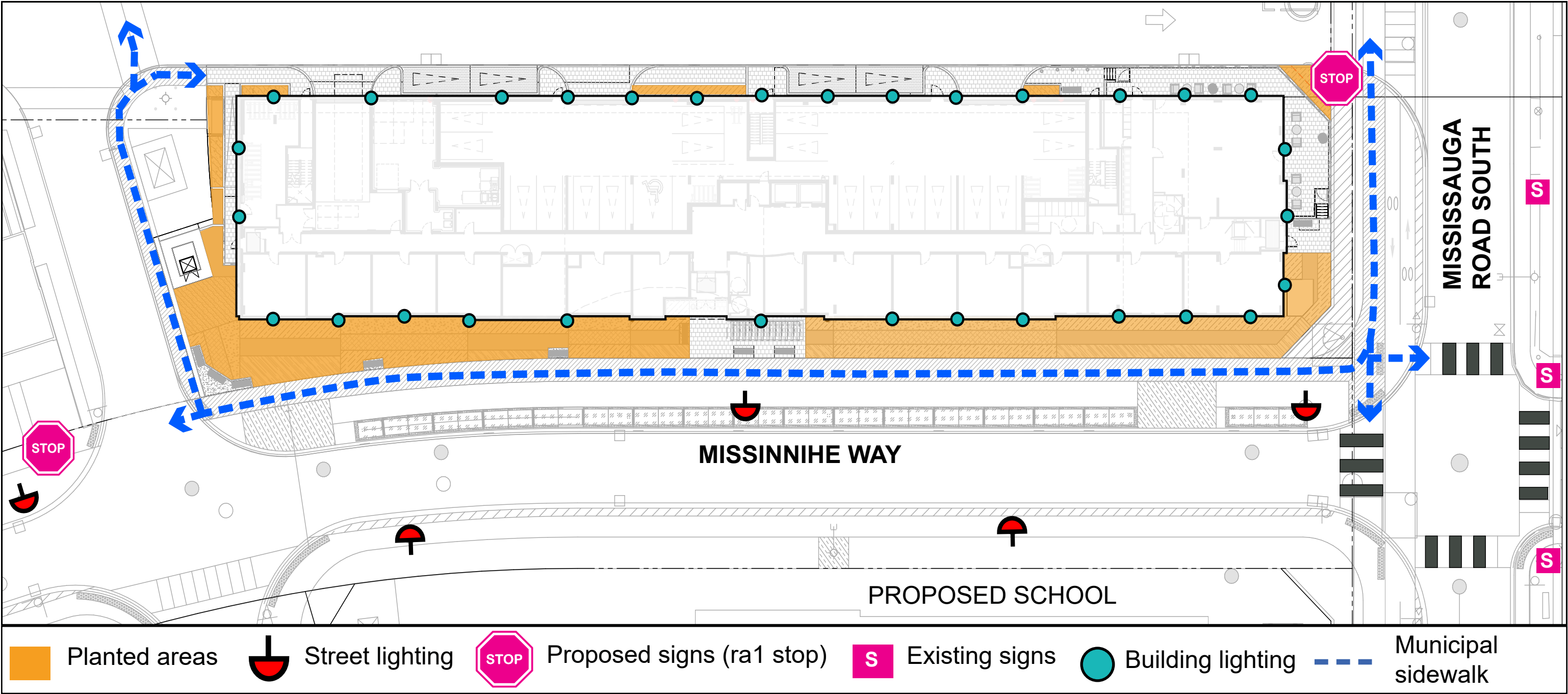
PLAN VIEW OF BUILDING D (FLOOR 1)



 The image above shows a plan view of the ground floor. Barrier free parking, external paths and internal circulation are highlighted. Emergency exits and entrances are also highlighted.

LANDSCAPING OVERVIEW

LANDSCAPE PLAN VIEW OF BUILDING D (FLOOR 1)



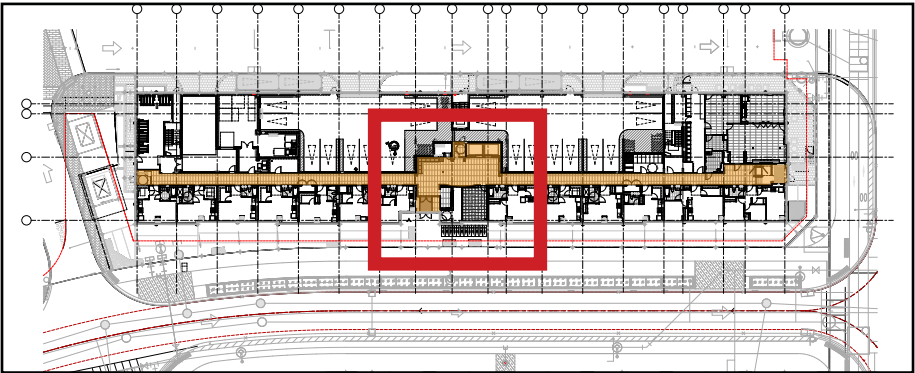
The image above shows a plan view of the ground floor. Street lighting, signage, sidewalk and planted areas are highlighted.

BUILDING ENTRANCES

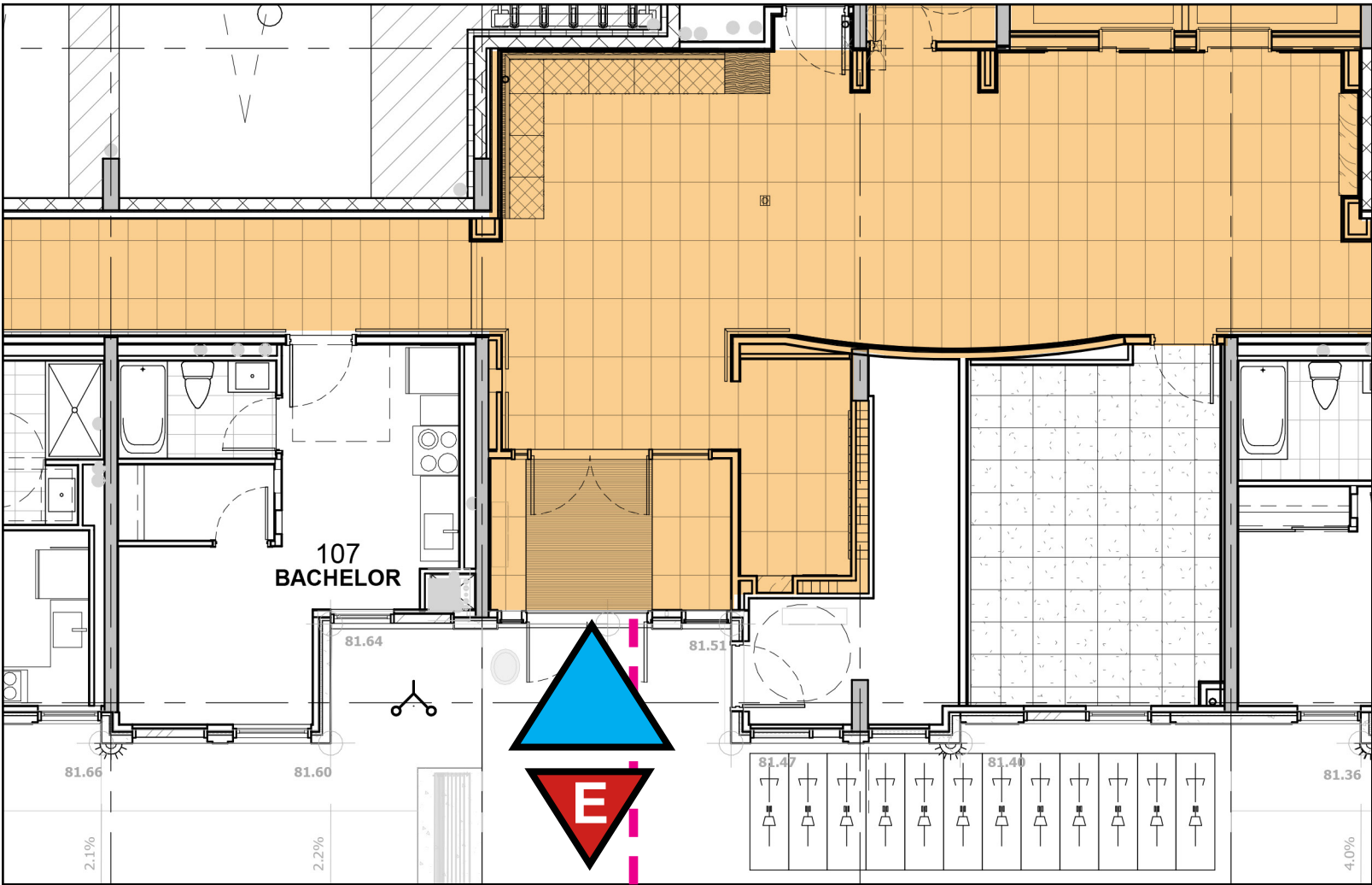
ACCESSIBLE FEATURES:

- Ample vestibules with space for 360 degree turn
- Minimum 960-1250mm clear width at entrance doors
- Drainage mat to be flush to create smooth transition
- Doors are power assisted



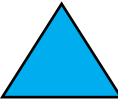

KEY PLAN (FLOOR 1)



PLAN VIEW OF SOUTH ENTRANCE (FLOOR 1)



LEGEND

	Barrier free circulation		Emergency exits
	Entrances		Barrier free paths



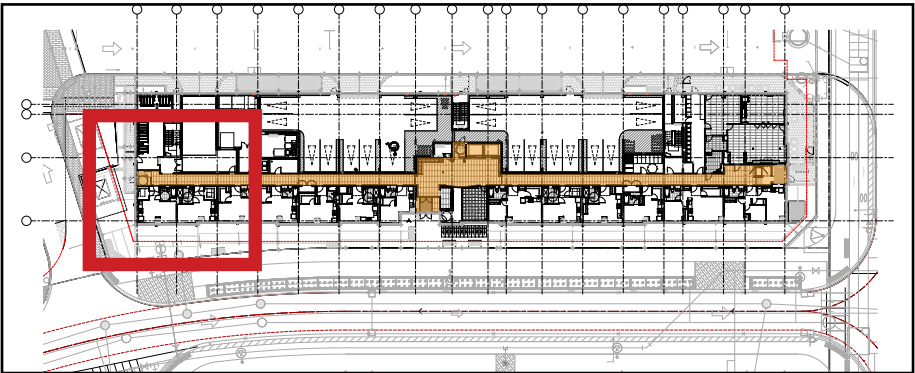
The image on the right shows a close-up plan view of the south entrance on the ground floor. Barrier free circulation, entrances, emergency exits and barrier free paths are highlighted.

BUILDING ENTRANCES

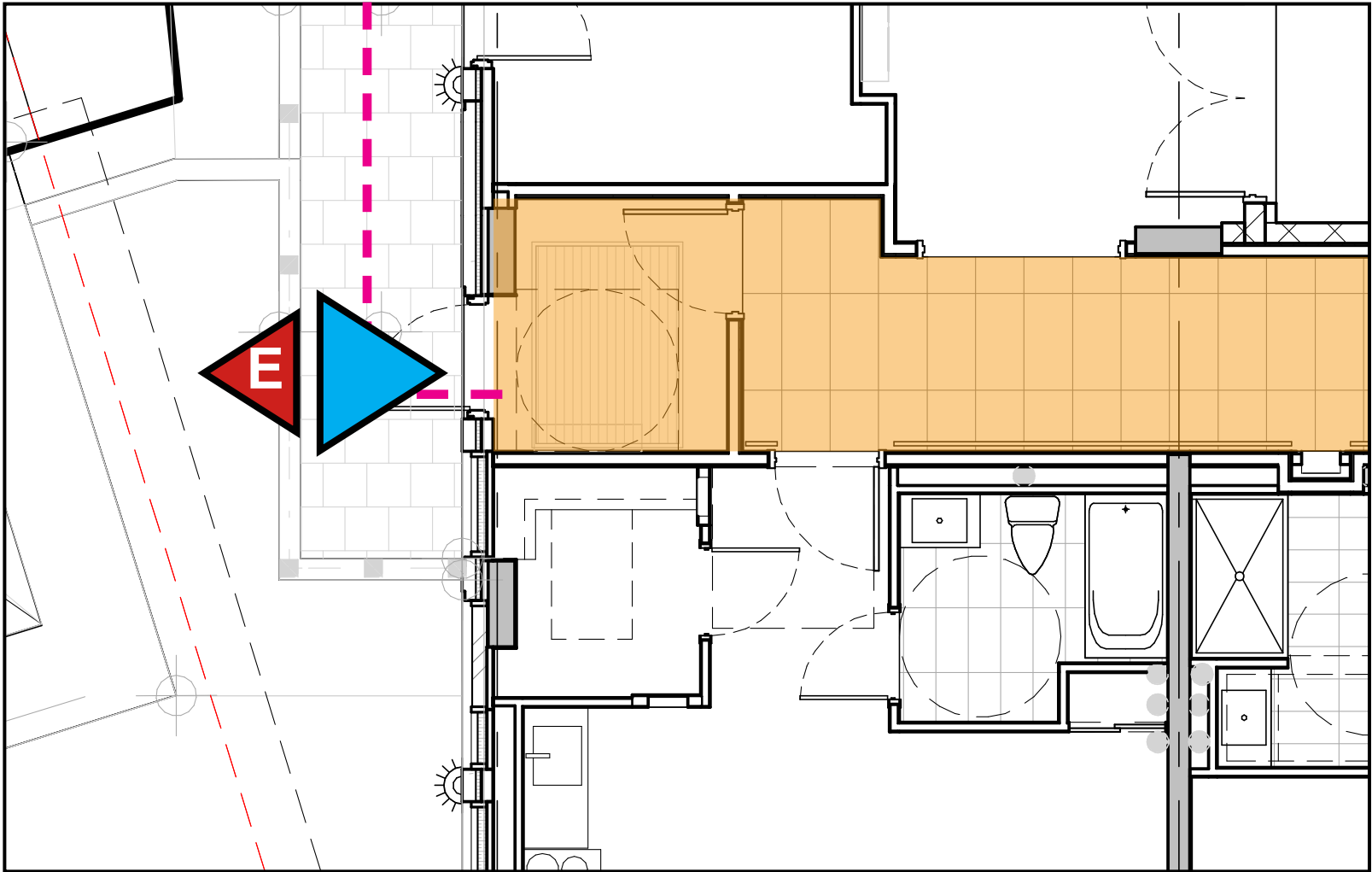
ACCESSIBLE FEATURES:

- Ample vestibules with space for 360 degree turn
- Minimum 960-1250mm clear width at entrance doors
- Drainage mat to be flush to create smooth transition
- Doors are power assisted

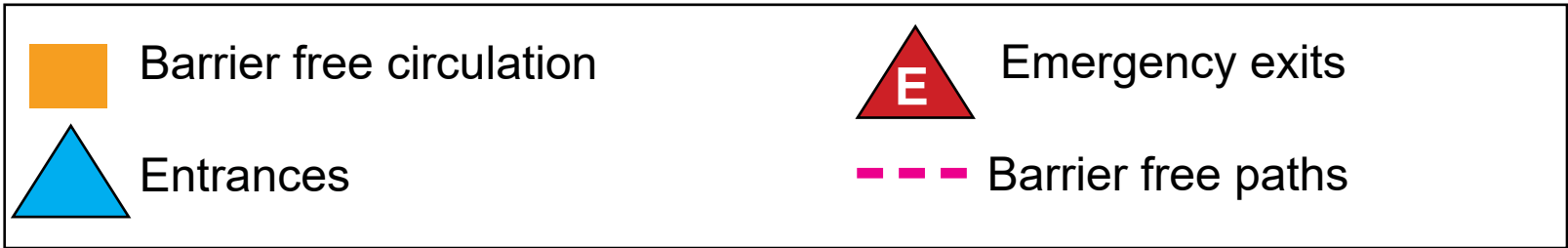
KEY PLAN (FLOOR 1)



PLAN VIEW OF WEST ENTRANCE (FLOOR 1)



LEGEND



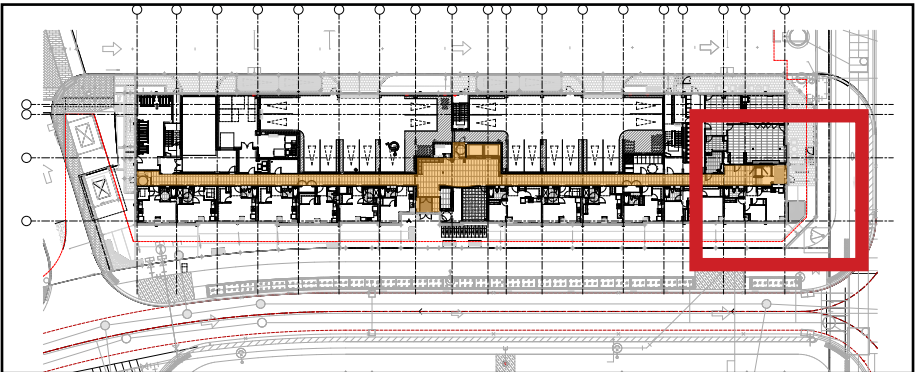
The image on the right shows a close-up plan view of the west entrance on the ground floor. Barrier free circulation, entrances, emergency exits and barrier free paths are highlighted.

BUILDING ENTRANCES

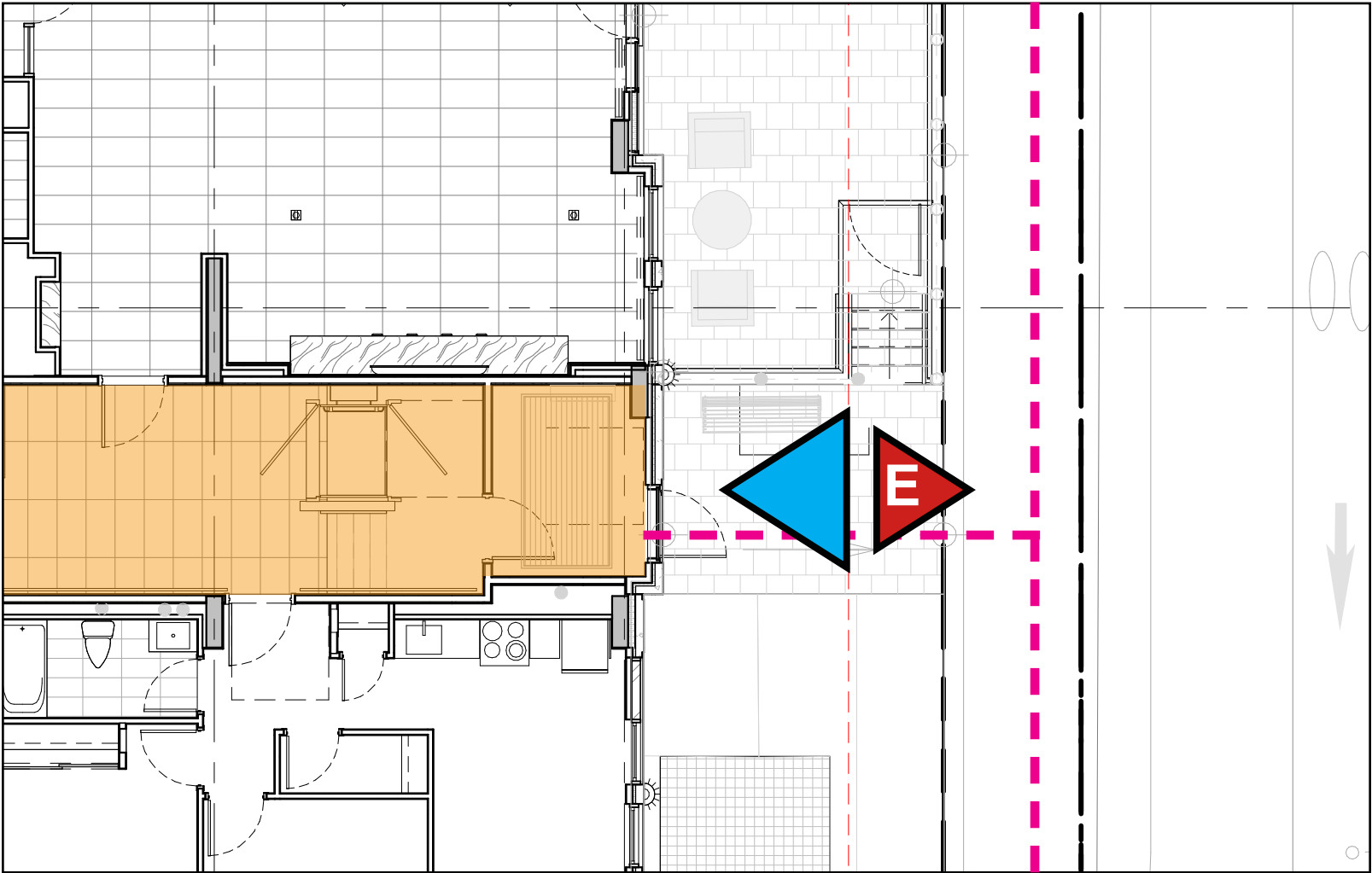
ACCESSIBLE FEATURES

- Ample vestibules with space for 360 degree turn
- Minimum 960-1250mm clear width at entrance doors
- Drainage mat to be flush to create smooth transition
- Doors are power assisted
- Access is unobstructed

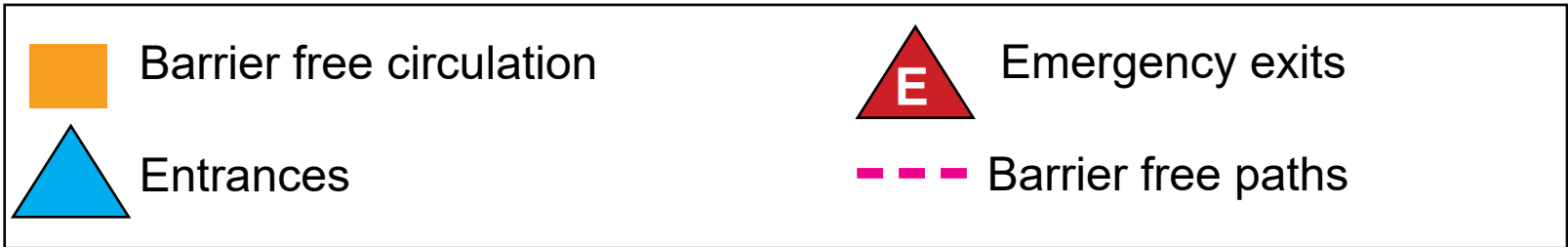
KEY PLAN (FLOOR 1)



PLAN VIEW OF EAST ENTRANCE (FLOOR 1)



LEGEND



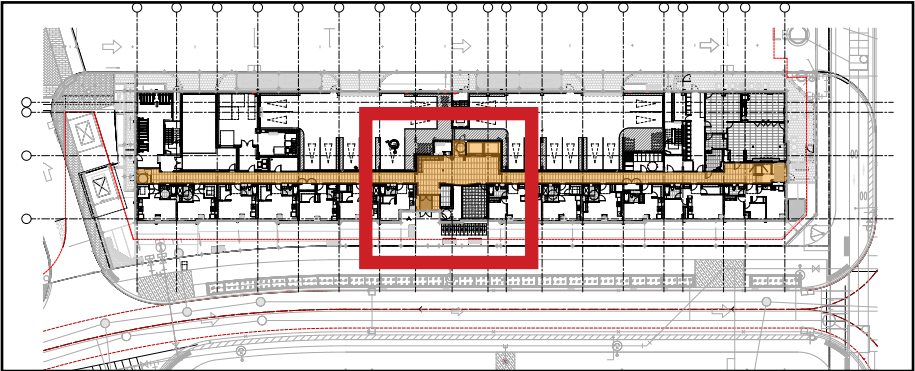
The image on the right shows a close-up plan view of the east entrance on the ground floor. Barrier free circulation, entrances, emergency exits and barrier free paths are highlighted.

ELEVATORS

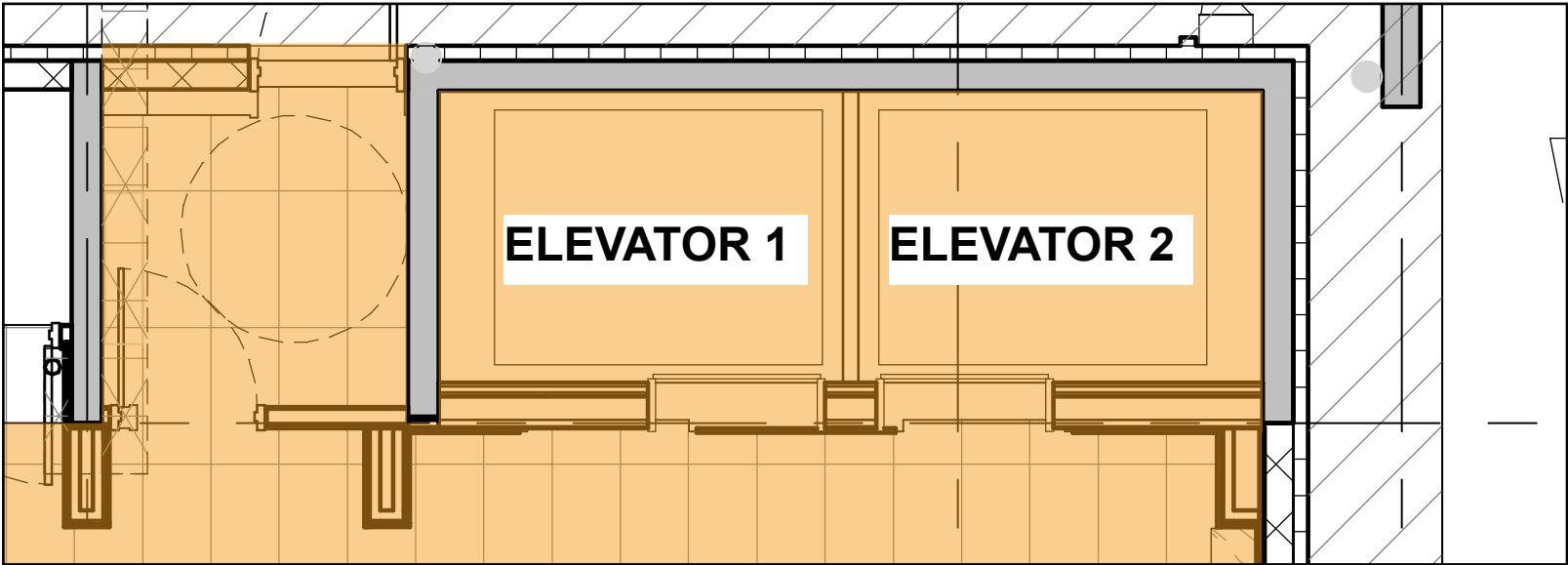
ACCESSIBLE FEATURES

- 2 new elevators with ample cabin size to provide access to all floors
- Includes access for a stretcher
- Elevators are provided with handrails, braille signage, visual signal and voice annunciator.

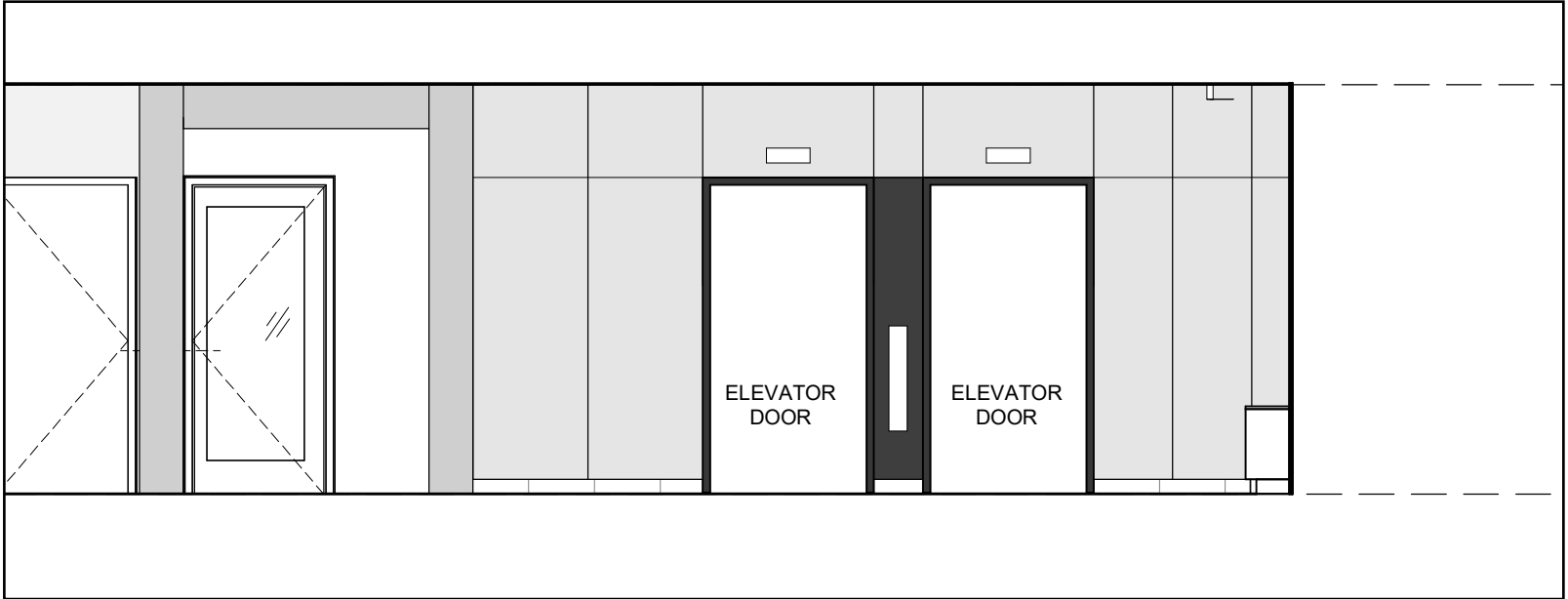
KEY PLAN (FLOOR 1)



PLAN VIEW OF ELEVATORS (FLOOR 1)



FRONT VIEW OF ELEVATORS



The image on the right shows a close-up plan view of the two elevators on the ground floor. An additional image on the right shows the front view of the elevators.

SAFETY AND WAY FINDING

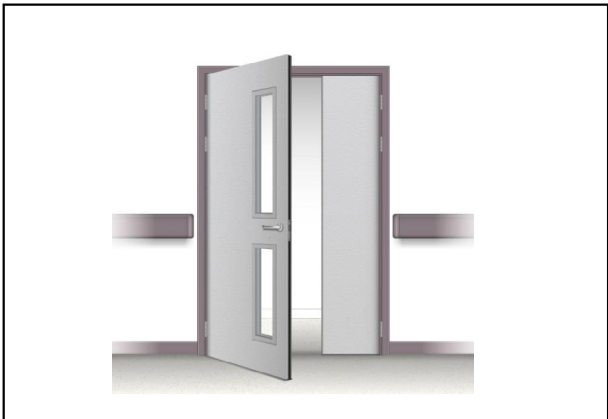
ACCESSIBLE FEATURES

- Ample corridor with handrail to wall
- Vision strips in glazing
- Tactile indicators in stairs
- Ergonomic door levers
- Doors with vision panels
- Clear way finding signage (including Braille)

IMAGE EXAMPLES:



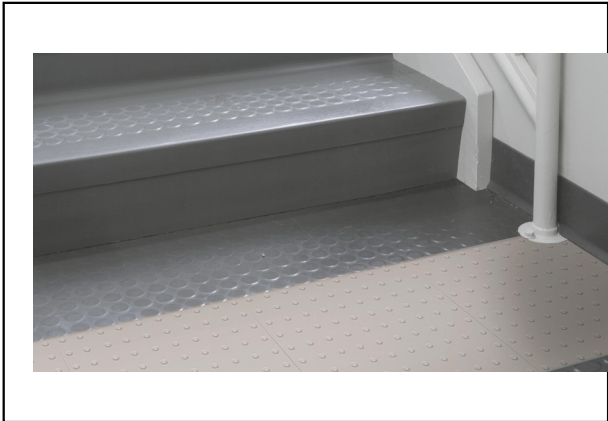
Example of typical door lever



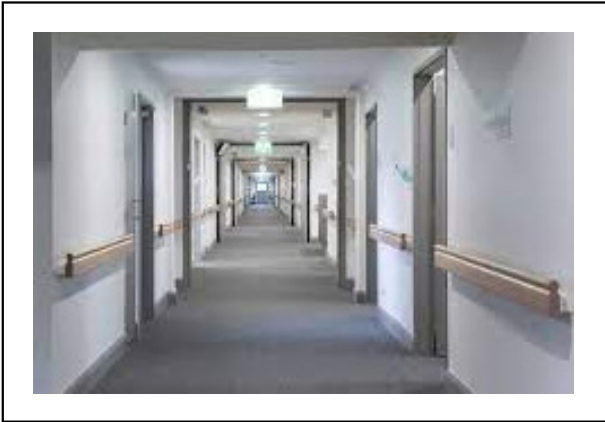
Example of door with vision panels



Example of signage



Example of tactile indicator



Example of handrail in corridor



Example of glazing strip



The image on the right shows visual examples of safety and way finding approaches that have been included in the design.

COMMON AREAS



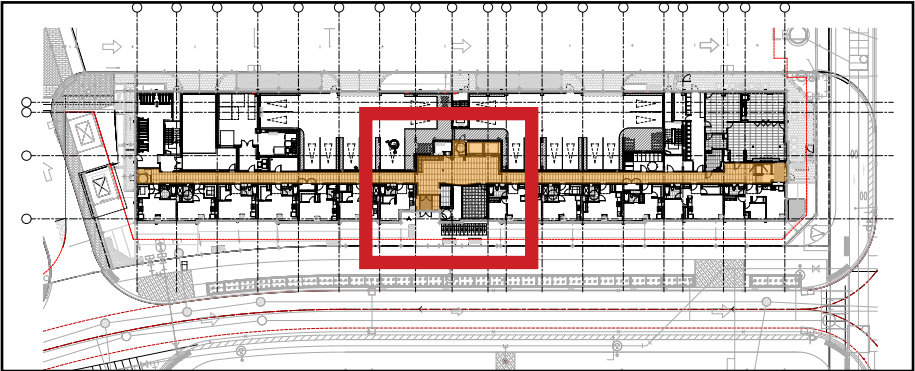
This slide shows an introduction to the next section of the presentation. The next section is about Common Areas .

FLOOR 1 - ENTRANCE LOBBY

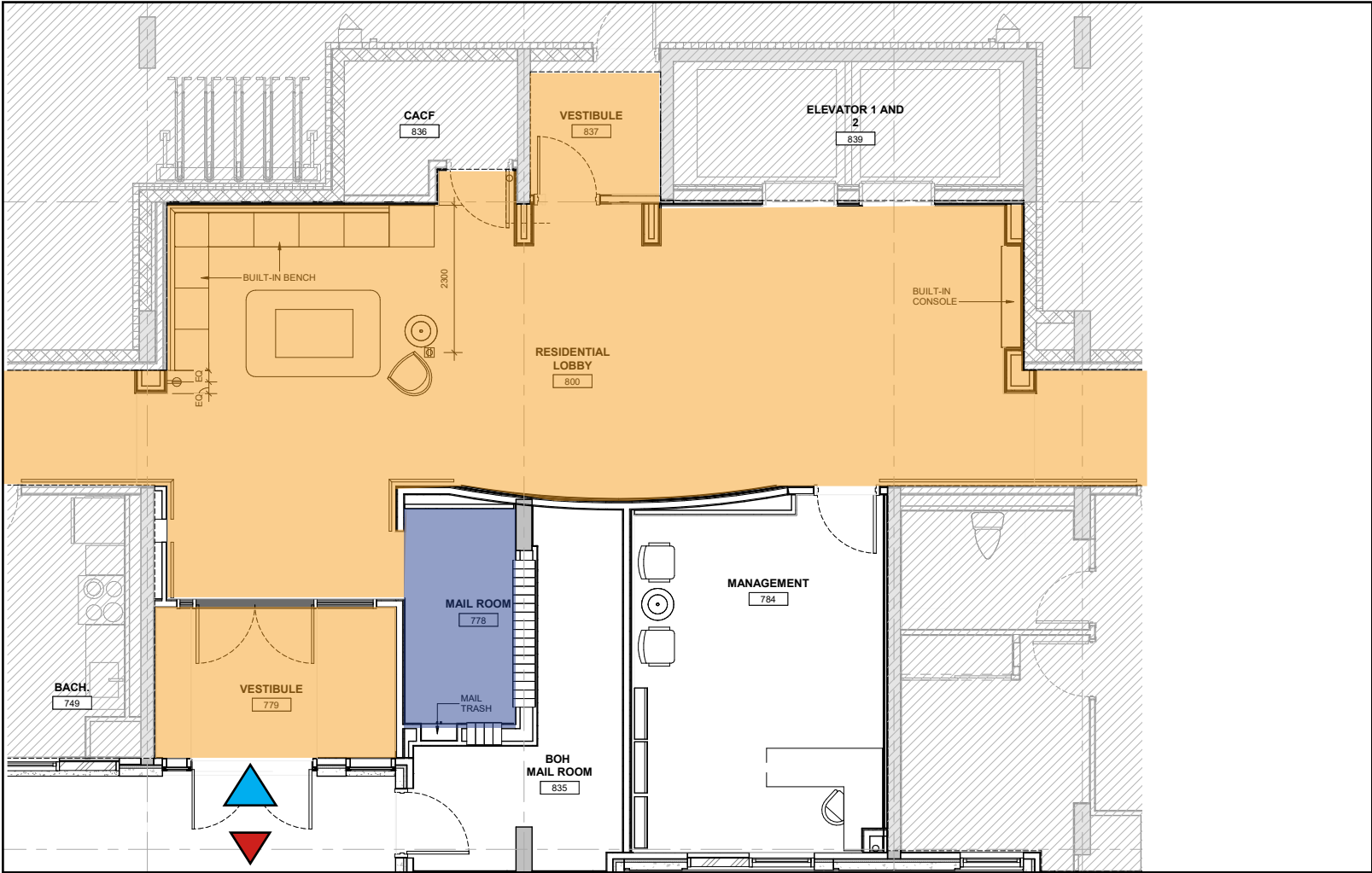
ACCESSIBLE FEATURES

- Barrier free accessible throughout common spaces
- Barrier free mail room
- Access is unobstructed
- Identifiable artwork facing elevators at floor 1

KEY PLAN (FLOOR 1)



PLAN VIEW OF ENTRANCE LOBBY (FLOOR 1)



LEGEND



Barrier free circulation



Entrances



Emergency exits



Mail room



The image on the right shows a close-up plan view of the main entrance lobby on the ground floor. Barrier free circulation, entrances, emergency exits and the mail room location are highlighted.

FLOOR 1 - COMMON AREAS - SCOOTER PARKING

ACCESSIBLE FEATURES INCLUDE:

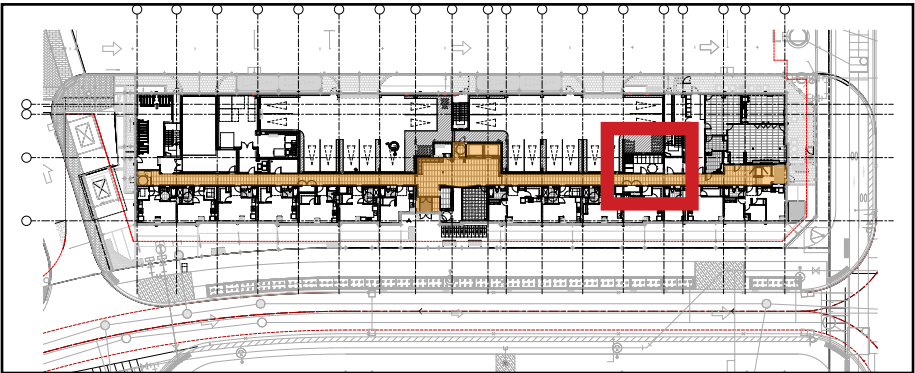
- 8 Scooter Parking spaces
- 1500mm turning circle within room
- Close proximity to entrance lobby and elevator

LEGEND

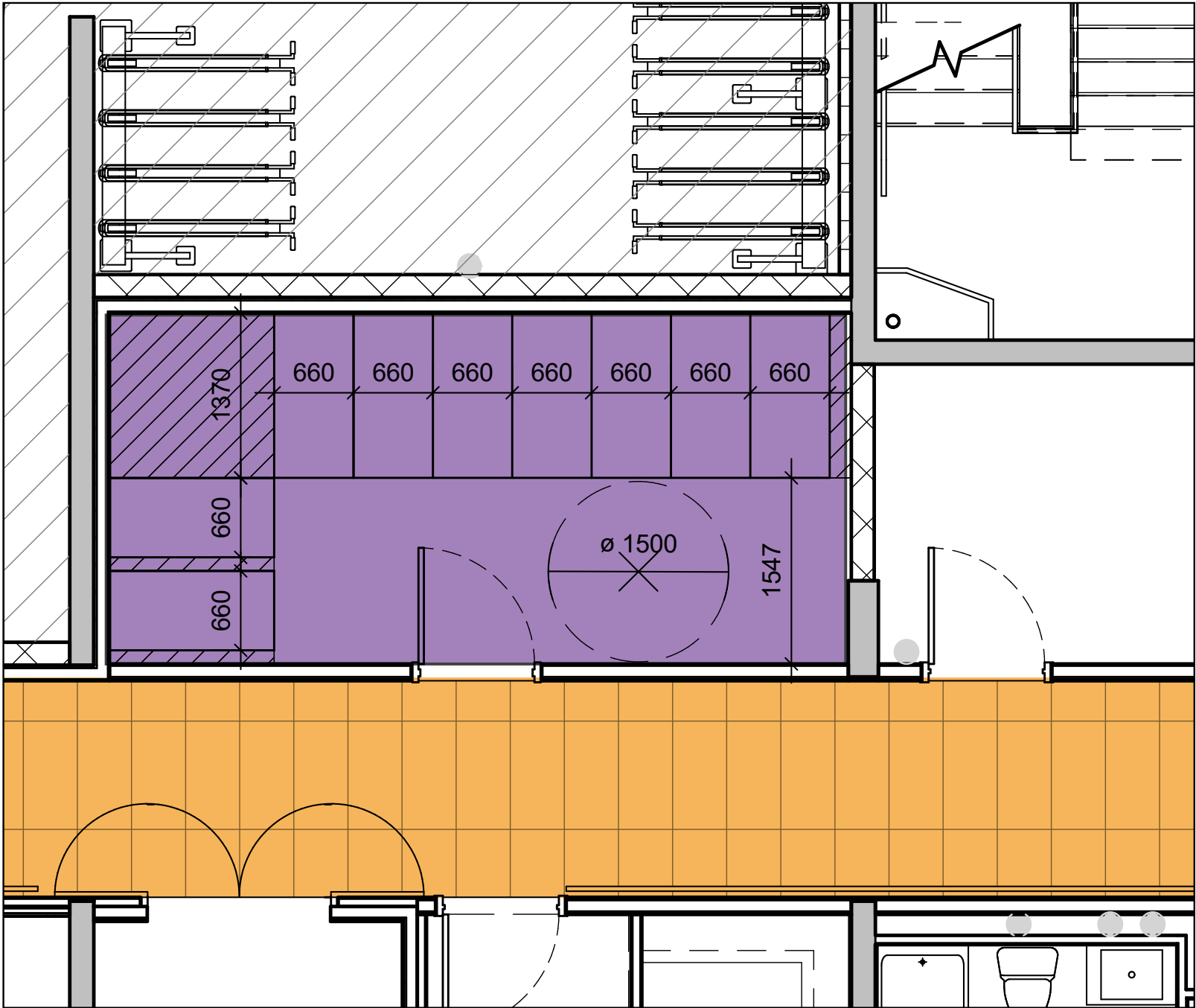
Barrier free circulation

Scooter Parking

KEY PLAN (FLOOR 1)



PLAN VIEW OF SCOOTER PARKING (FLOOR 1)



The image on the right shows a close-up plan view of the scooter parking room on the ground floor. Barrier free circulation and the scooter parking area is highlighted.

FLOOR 1 - AMENITY

ACCESSIBLE FEATURES

- Barrier free accessible amenity space
- 750 X 1200mm clear floor space in front of fixtures
- At least 760 x 600 mm counter space
- At least 460mm from side wall to center of sink

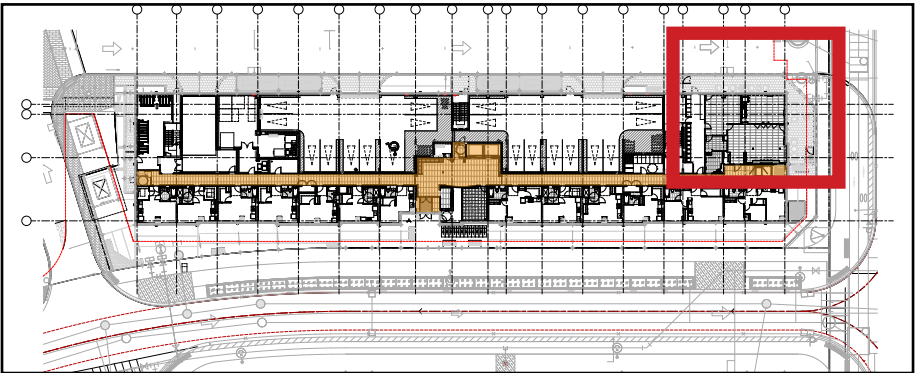
LEGEND

Barrier free circulation

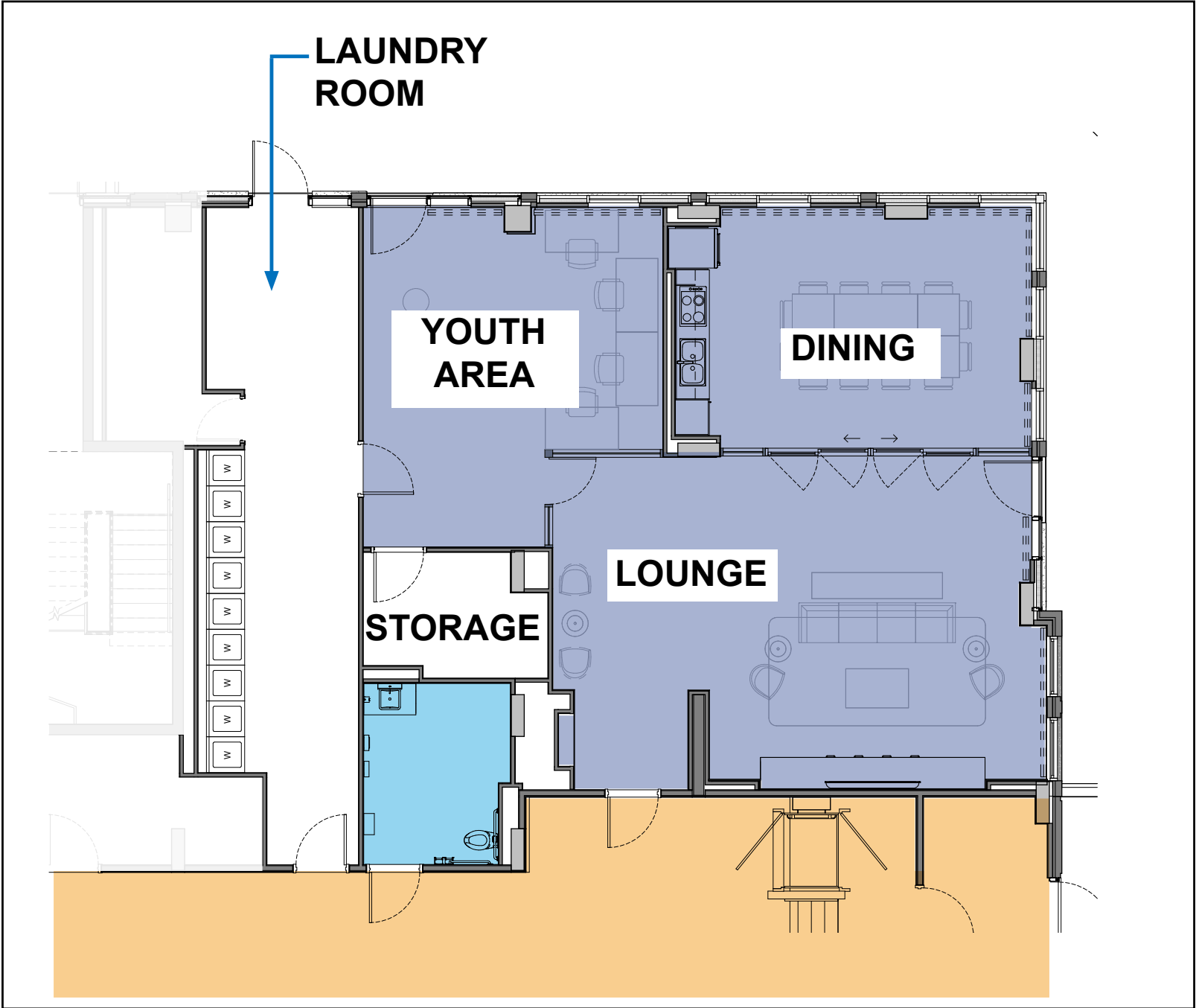
Amenity

Universal Washroom

KEY PLAN (FLOOR 1)



PLAN VIEW OF INDOOR AMENITY (FLOOR 1)



The image on the right shows a close-up plan view of the indoor amenity on the ground floor. Barrier free circulation , laundry room and the universal washroom is highlighted.

FLOOR 1 - UNIVERSAL WASHROOM

ACCESSIBLE FEATURES

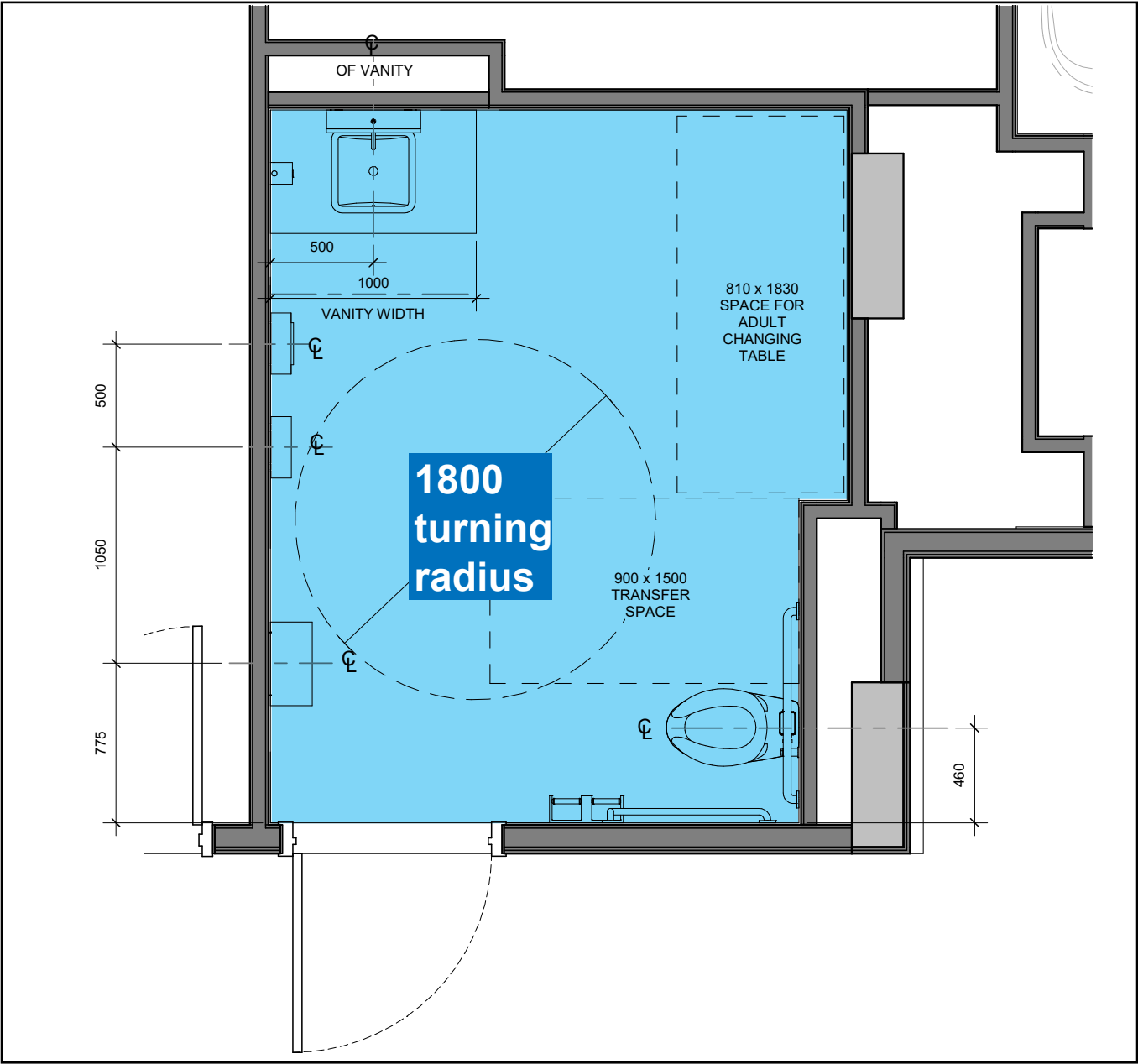
- Including adult changing table provision
- At least 1000mm width of vanity
- Including 1800mm turning radius
- Wheelchair transfer space adjacent to toilet
- Door swings outward
- Vanity designed to accommodate wheelchair below
- Tilted mirror is used
- Fixtures mounted at reasonable height

LEGEND



Washroom

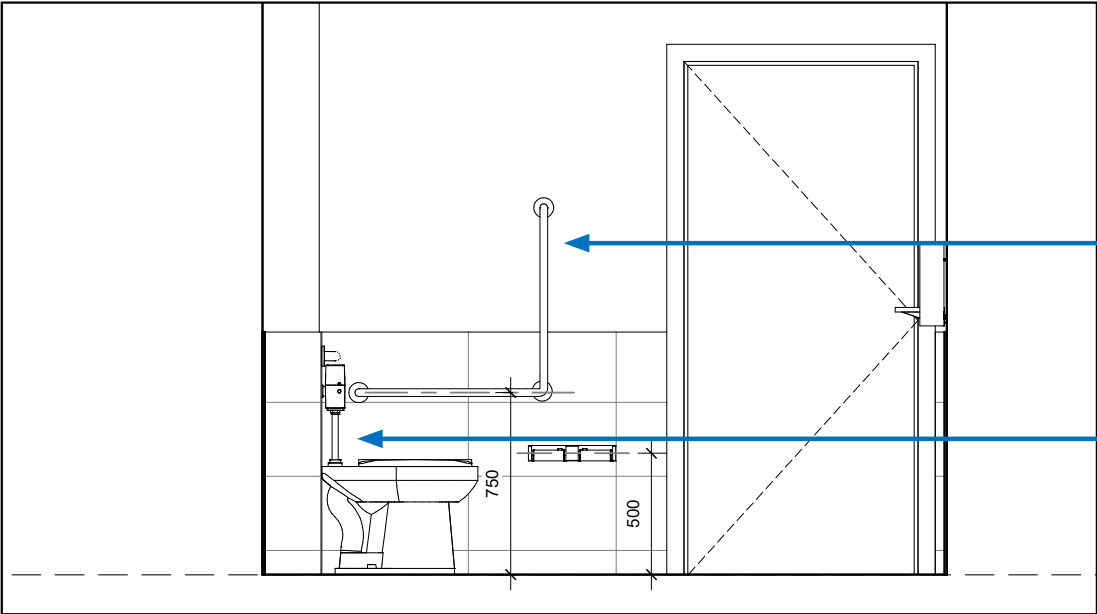
PLAN VIEW OF UNIVERSAL WASHROOM (FLOOR 1)



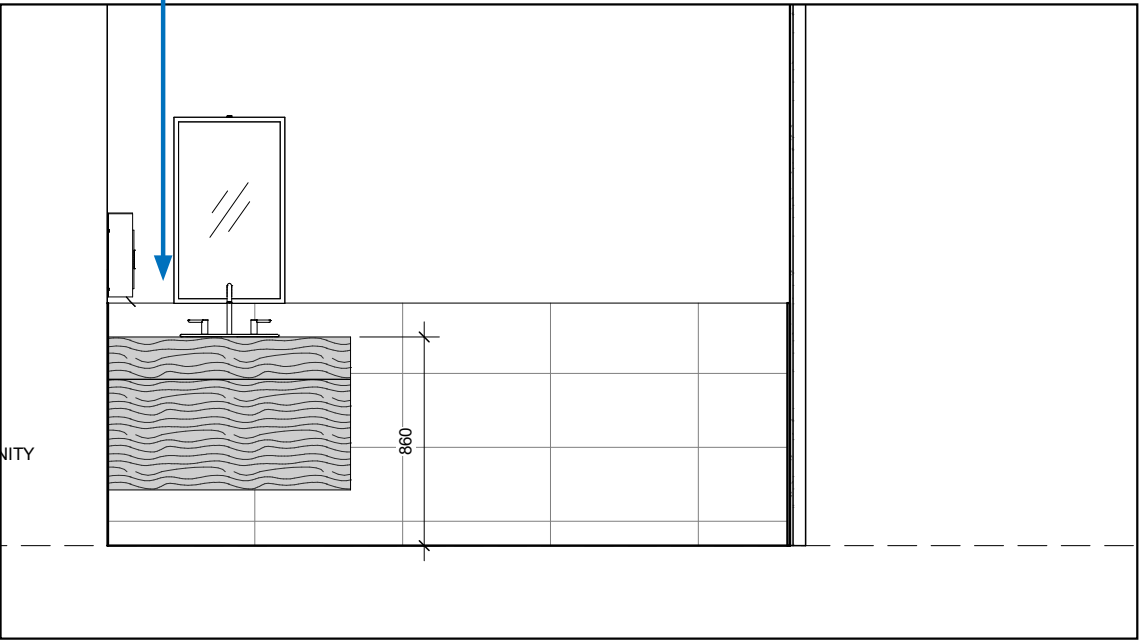
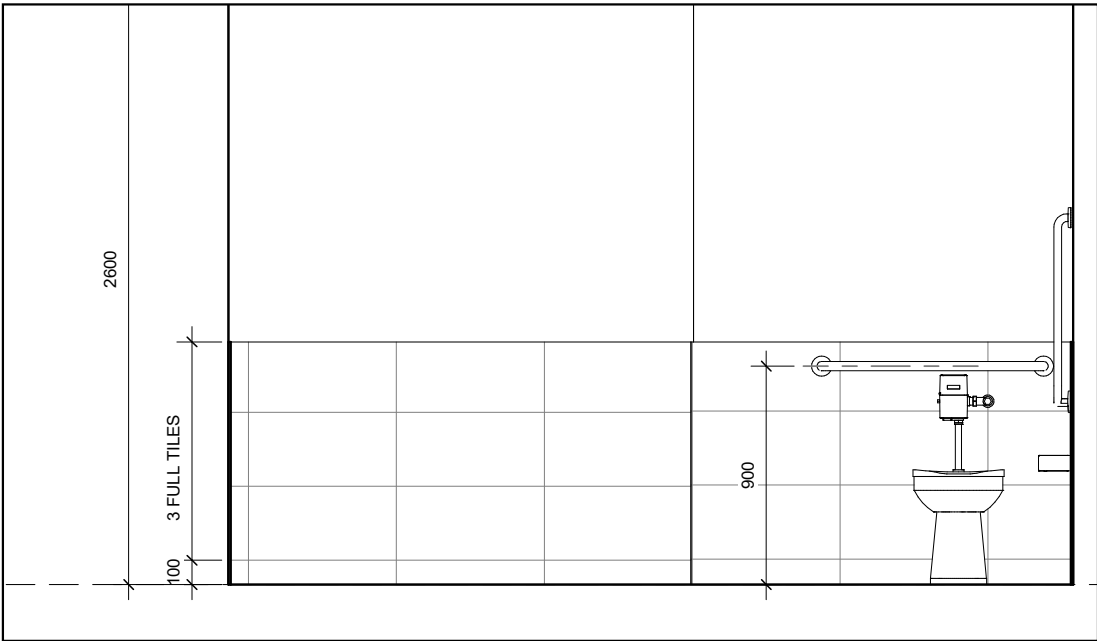
The image on the right shows a close-up plan view of the universal washroom the ground floor.

FLOOR 1 - UNIVERSAL WASHROOM

ELEVATION VIEWS OF UNIVERSAL WASHROOM (FLOOR 1)



- GRAB BARS**
- Positioned at suitable height
- TOILET**
- Offset from wall per accessibility requirements
- VANITY**
- Designed to accommodate wheelchair below



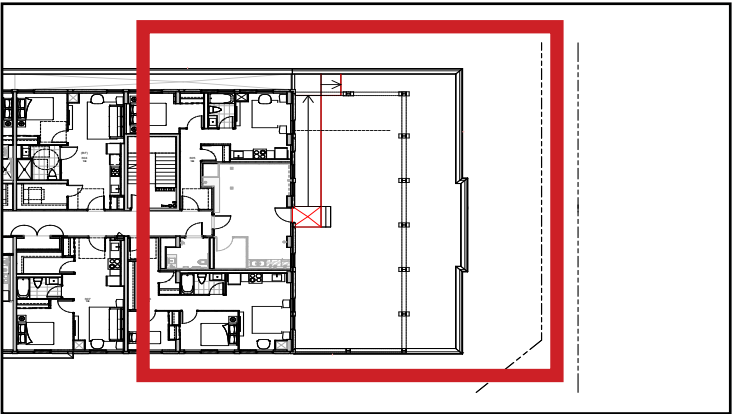
This slide shows elevation views of the universal washroom on the ground floor.

FLOOR 3 - AMENITY

ACCESSIBLE FEATURES

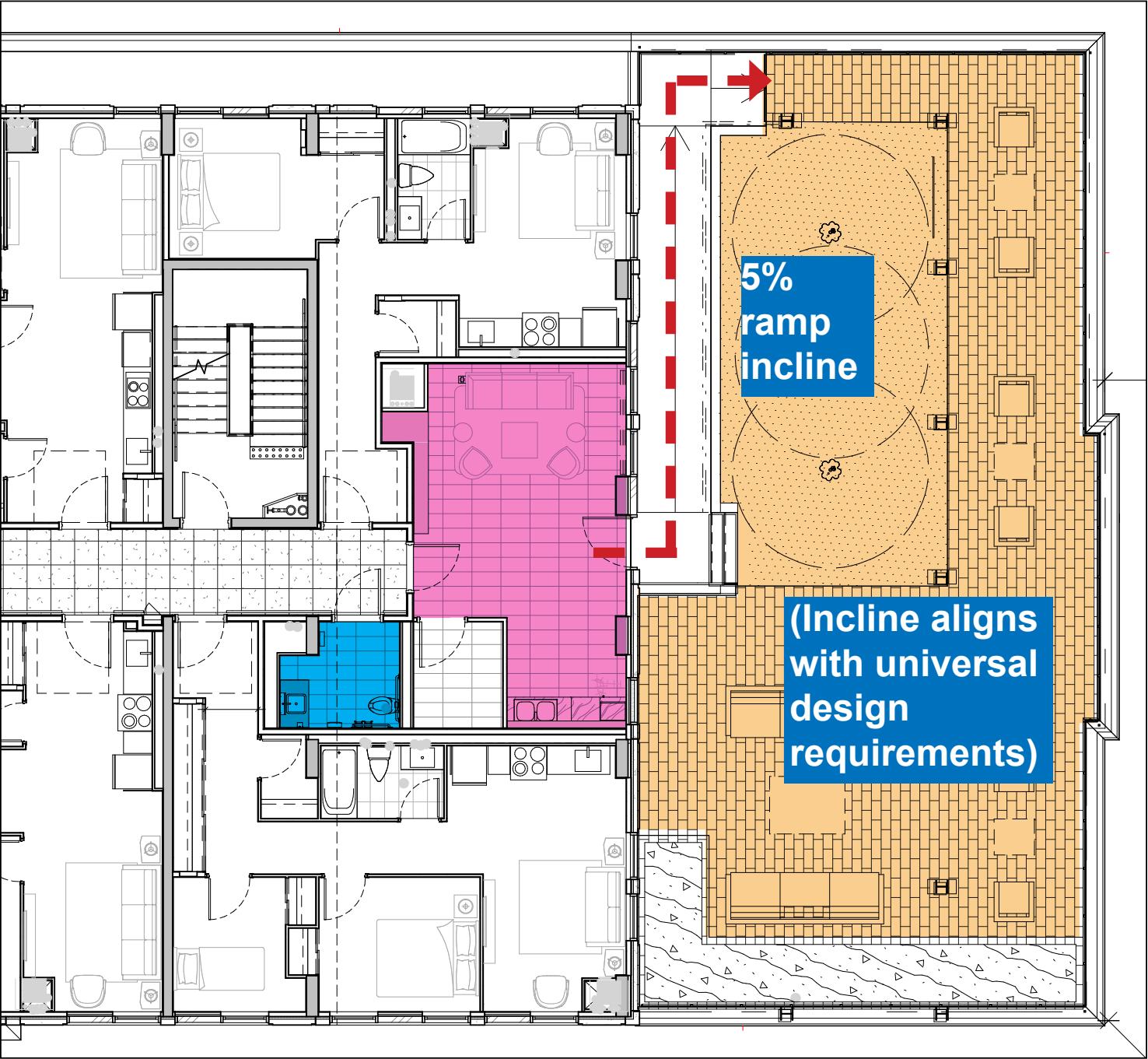
- Barrier free accessible amenity space and washroom
- Barrier free ramp access to outdoor amenity
- 750 X 1200mm clear floor space in front of fixtures
- At least 760 x 600 mm counter space
- At least 460mm from side wall to center of sink
- Ramped access to outdoor amenity

KEY PLAN (FLOOR 3)



- Accessible ramp
- Barrier free washroom
- Indoor amenity
- Outdoor amenity

PLAN VIEW OF INDOOR & OUTDOOR AMENITY (FLOOR 3)



The image on the right shows a close-up plan view of the indoor amenity on the third floor. It opens out onto a terrace which is the outdoor amenity. The barrier free washroom is also highlighted.

FLOOR 3 - BARRIER FREE WASHROOM

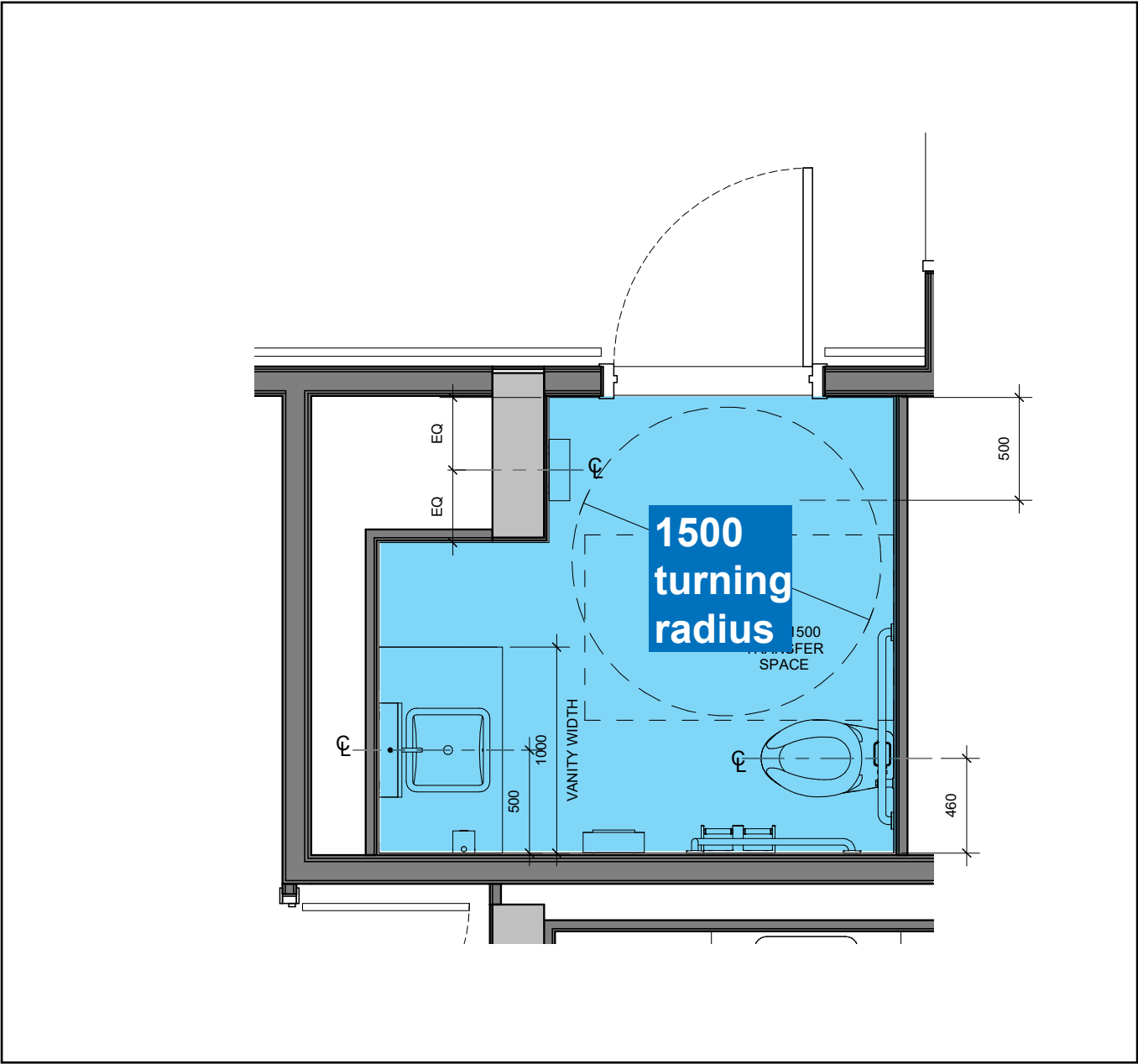
ACCESSIBLE FEATURES INCLUDE:

- Toilet includes grab bars
- At least 900 x 1500mm transfer space for toilet
- Washroom doors swing out
- Vanity designed to accommodate wheelchair below
- Tilted mirror is used
- Fixtures mounted at accessible height

LEGEND

Washroom

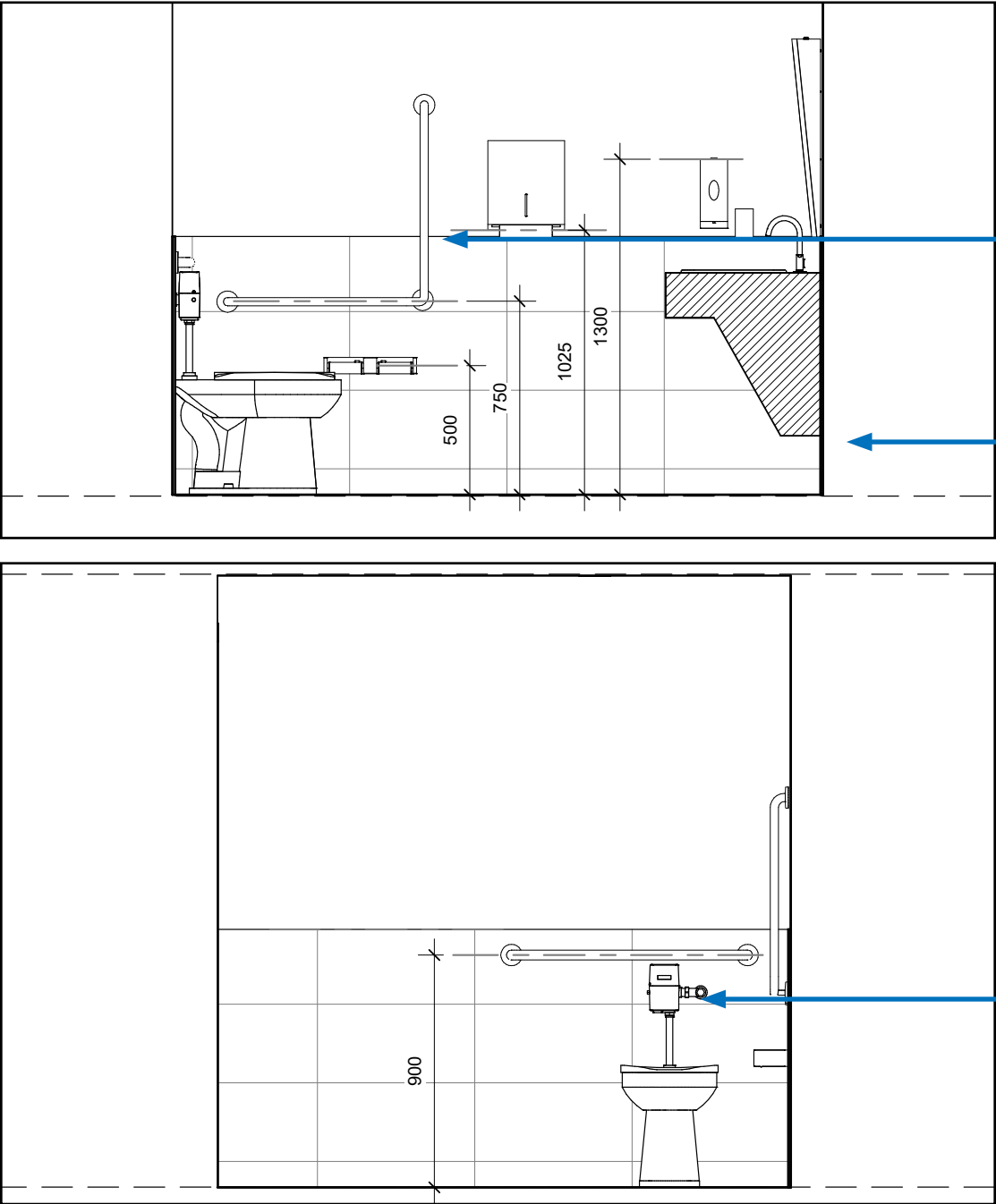
PLAN VIEW OF UNIVERSAL WASHROOM (FLOOR 3)



 The image on the right shows a close-up plan view of the barrier free washroom the third floor.

FLOOR 3 - BARRIER FREE WASHROOM

ELEVATION VIEWS OF UNIVERSAL WASHROOM (FLOOR 3)



GRAB BARS

- Positioned at accessible height

VANITY

- Designed to accommodate wheelchair below

TOILET

- Offset from wall per accessibility requirements



This slide shows elevation views of the barrier free washroom on the third floor.

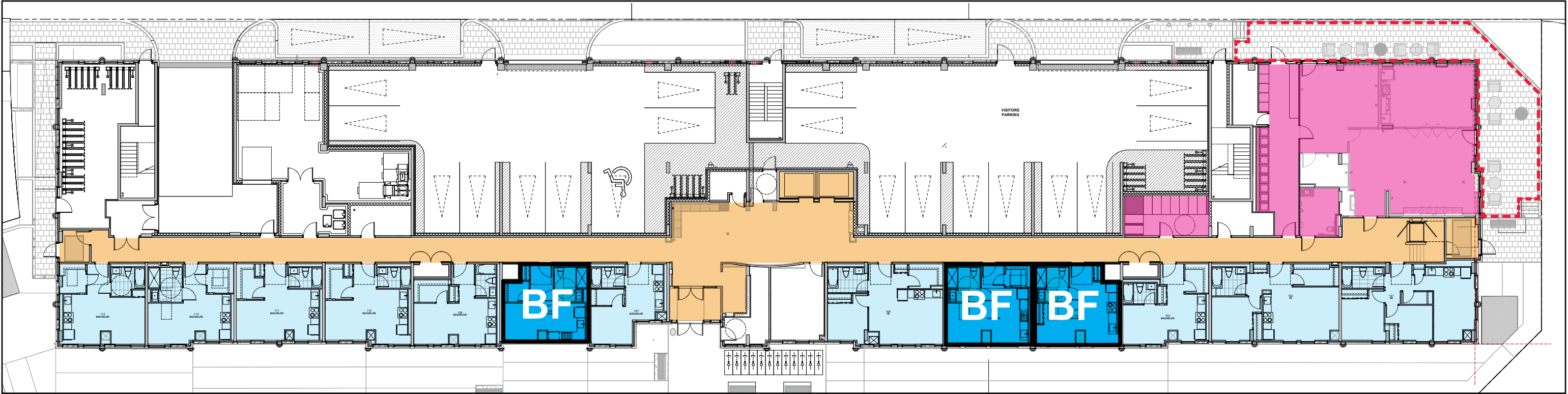
UNITS



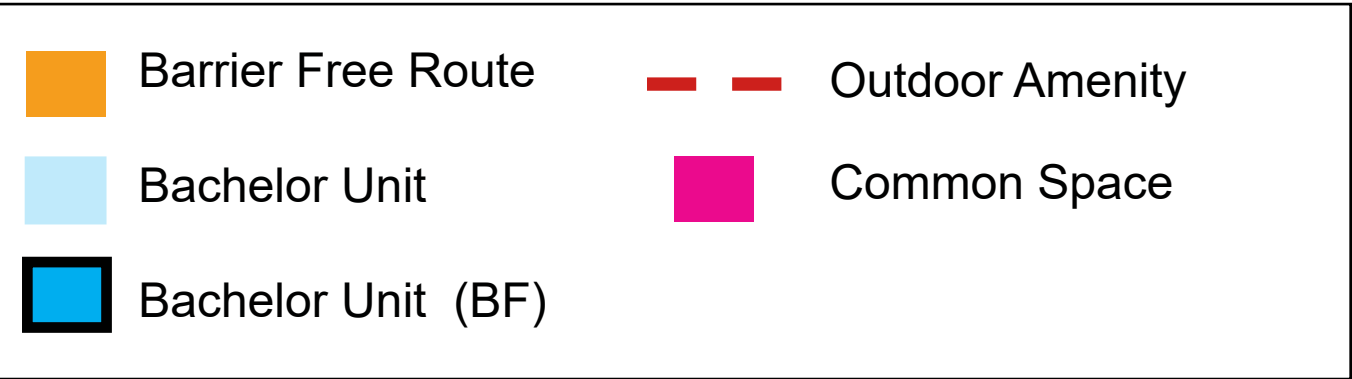
This slide shows an introduction to the next section of the presentation. The next section is about Unit Design.


FLOOR 1 PLAN

PLAN VIEW OF BUILDING (FLOOR 1)



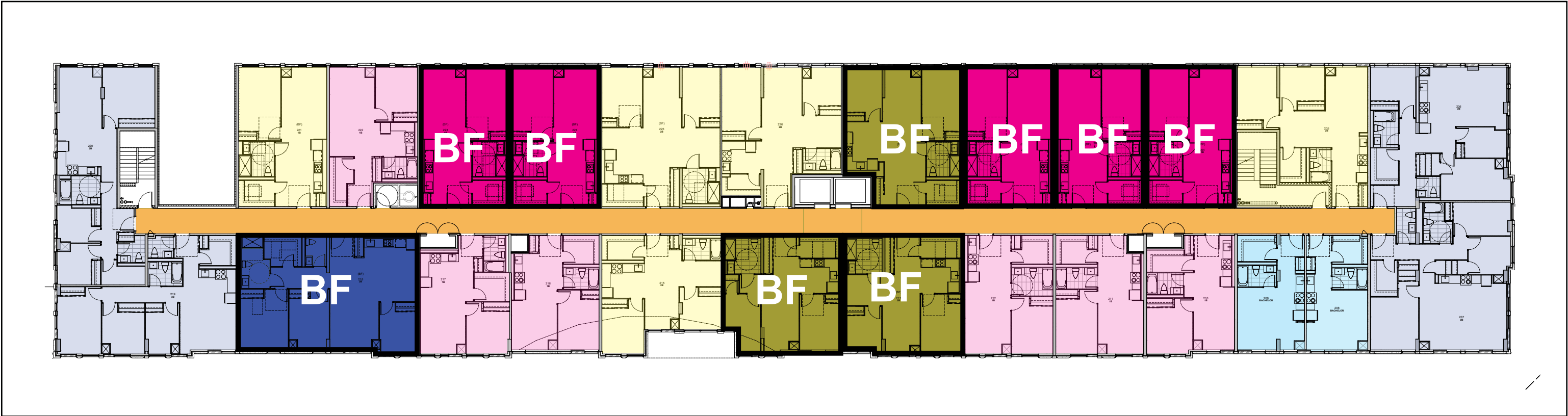
LEGEND (BF = BARRIER FREE UNIT)











 The image above shows a plan view of the ground floor. bachelor units, barrier free bachelor units and common areas are highlighted. Outdoor amenity and barrier free routes are also indicated.

FLOOR 2 PLAN - UNIT LAYOUT

PLAN VIEW OF BUILDING (FLOOR 2)



LEGEND (BF = BARRIER FREE UNIT)

	Barrier Free Route		1 Bed Unit		2 Bed Unit		3 Bed Unit
	Bachelor Unit		1 Bed Unit (BF)		2 Bed Unit (BF)		3 Bed Unit (BF)



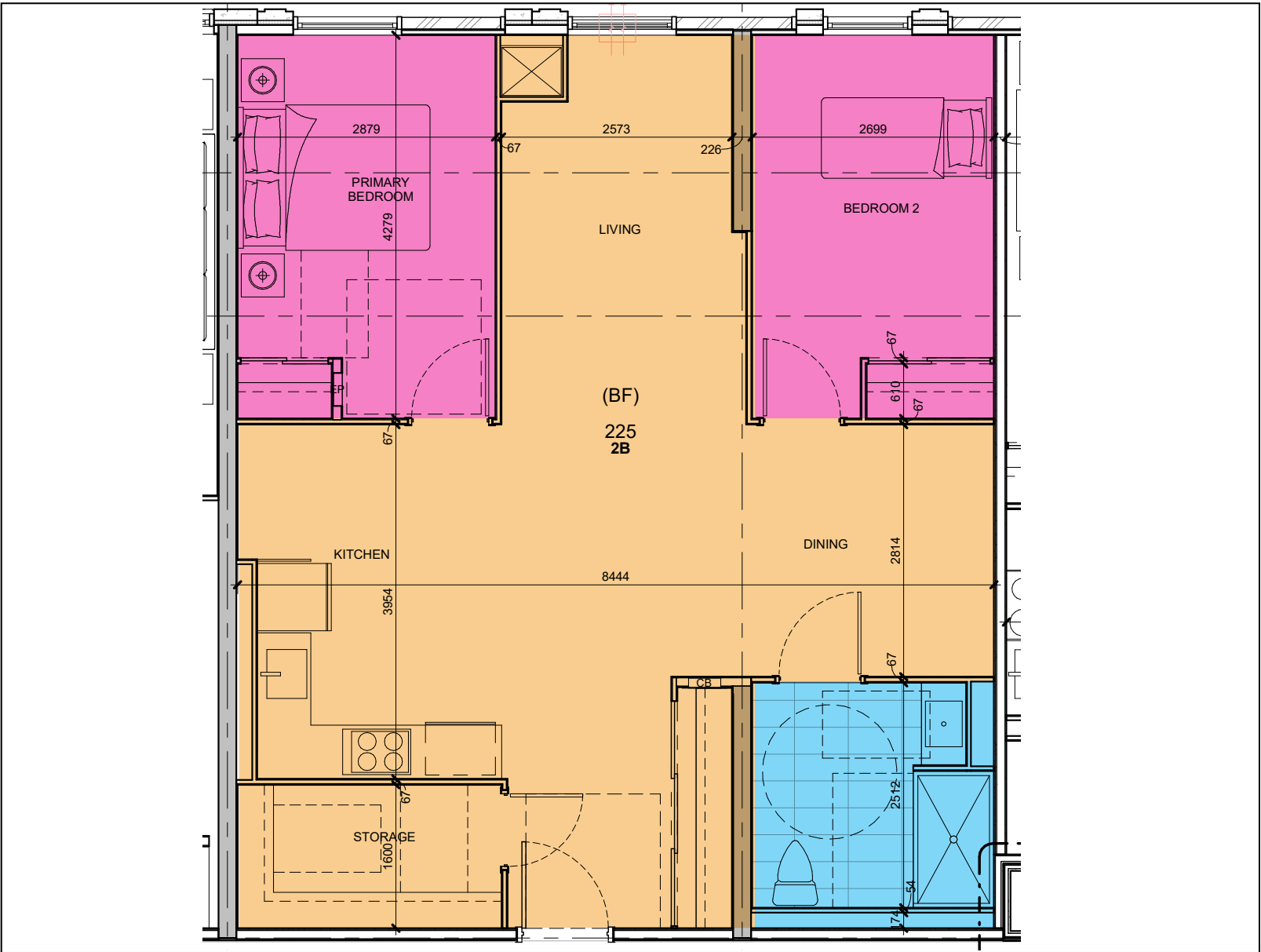
The image above shows a plan view of the second floor. Barrier free units and barrier free paths are highlighted .

BARRIER FREE UNITS (TYPICAL EXAMPLE)

ACCESSIBLE FEATURES INCLUDE:

- Entrance landings are a minimum of 1500mm X 1500mm
- Unit Entrances have a clear opening width of at least 860mm
- Washroom & storage doors either swing out or are sliding
- 1500mm turning circle & 800 x 1350mm clear space within washroom
- 1500m long min & 750mm width of clearance adjacent to shower
- 750 x 1200mm clearance in front of closets

PLAN VIEW OF 2B BARRIER FREE UNIT (TYP)



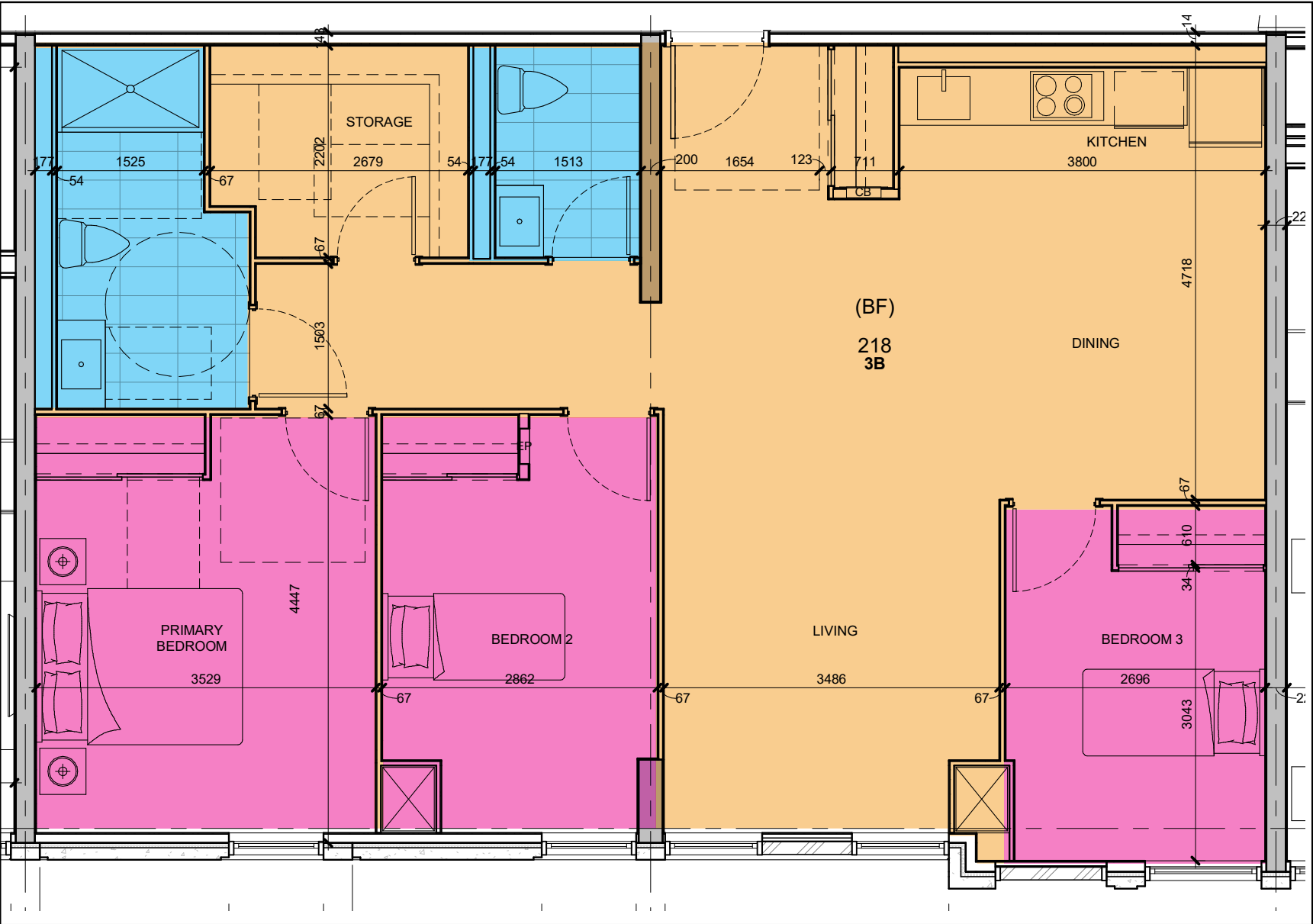
Bedroom Washroom Residential Unit



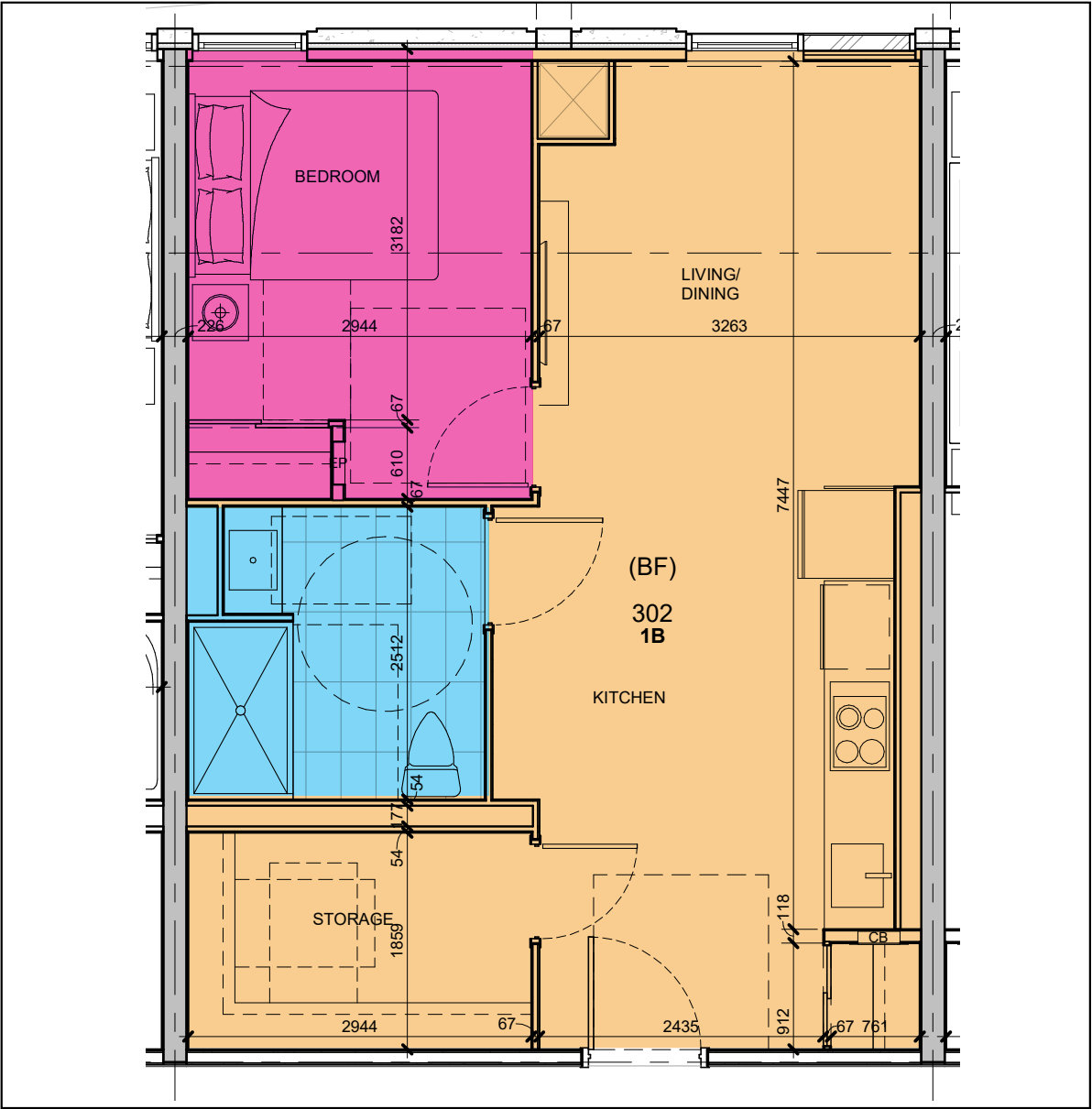
The image on the right shows a close-up plan view of a typical barrier free unit. The bedroom and washroom are highlighted.

BARRIER FREE UNITS (OTHER EXAMPLES)

PLAN VIEW OF 3B BARRIER FREE UNIT (TYP)



PLAN VIEW OF 1B BARRIER FREE UNIT (TYP)



 This slide shows two close-up plan views of other typical barrier free units. A three bedroom unit is shown on the left and a one bed unit is shown on the right. In both plans, bedrooms and washroom are highlighted.

UNIT WASHROOMS

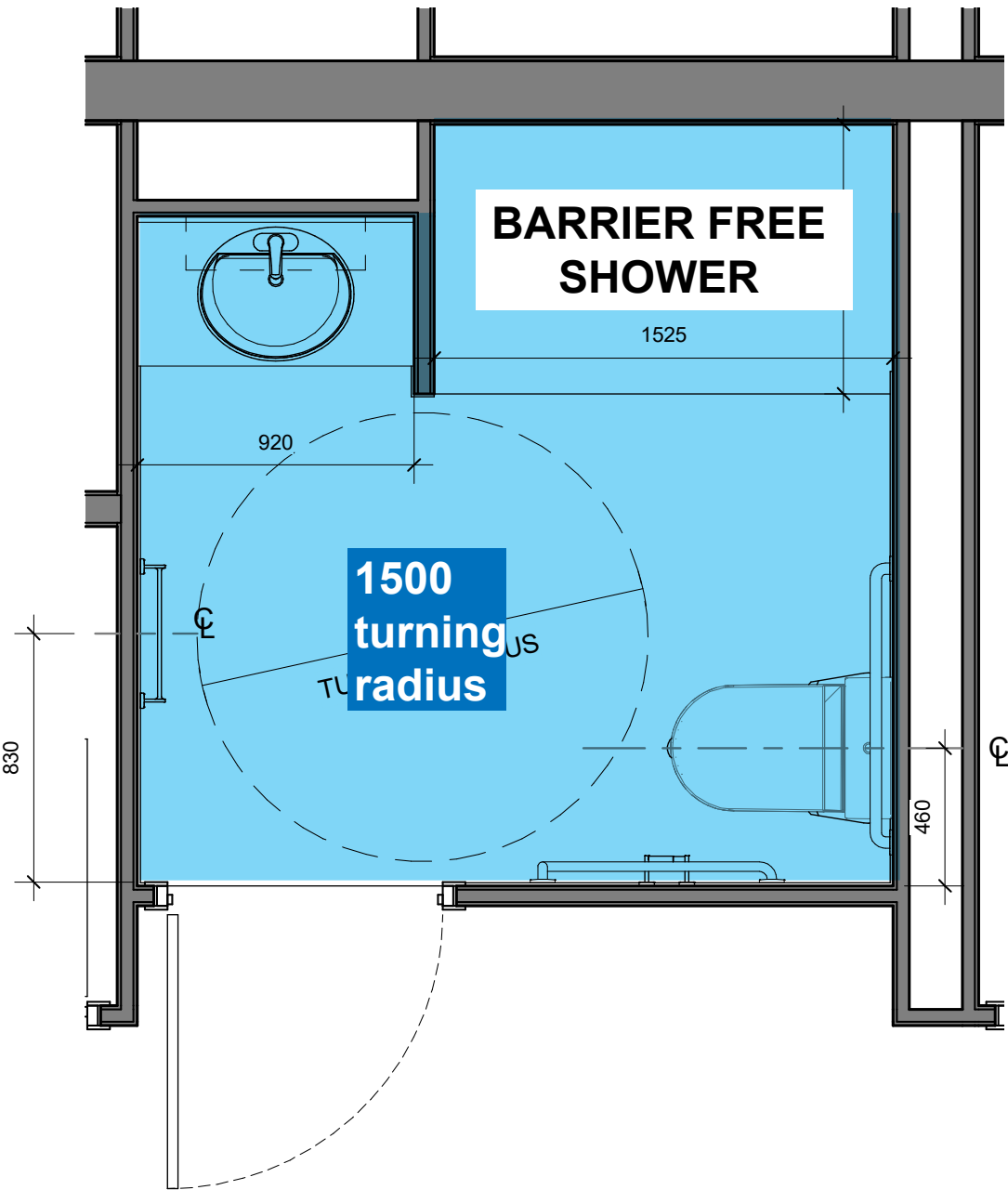
BARRIER FREE (TYPICAL)

ACCESSIBLE FEATURES INCLUDE:

- 1500mm long min & 750mm width of clearance adjacent to accessible shower stall
- Shower stall includes grab bars
- At least 900 x 1500mm transfer space for toilet
- 1500mm turning circle & 800 x 1350mm clear space for lavatory
- Medicine cabinets have at least 750 x 1200mm clear floor space
- Accessible sink with required knee space for wheelchair
- Washroom doors swing out



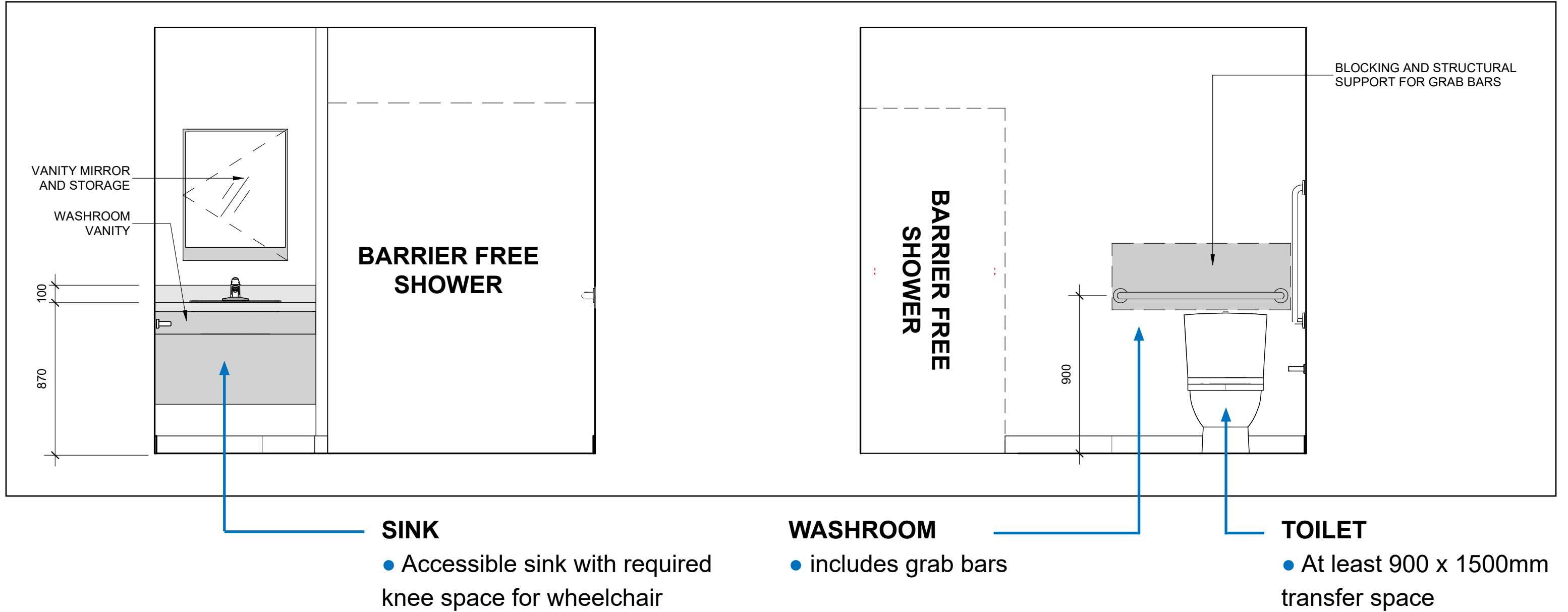
PLAN VIEW OF BARRIER FREE WASHROOM (TYPICAL UNIT)



The image on the right shows a close-up plan view of a typical washroom within a barrier free unit.

UNIT WASHROOMS BARRIER FREE (TYPICAL)

ELEVATION VIEWS OF BARRIER FREE WASHROOM (TYPICAL)

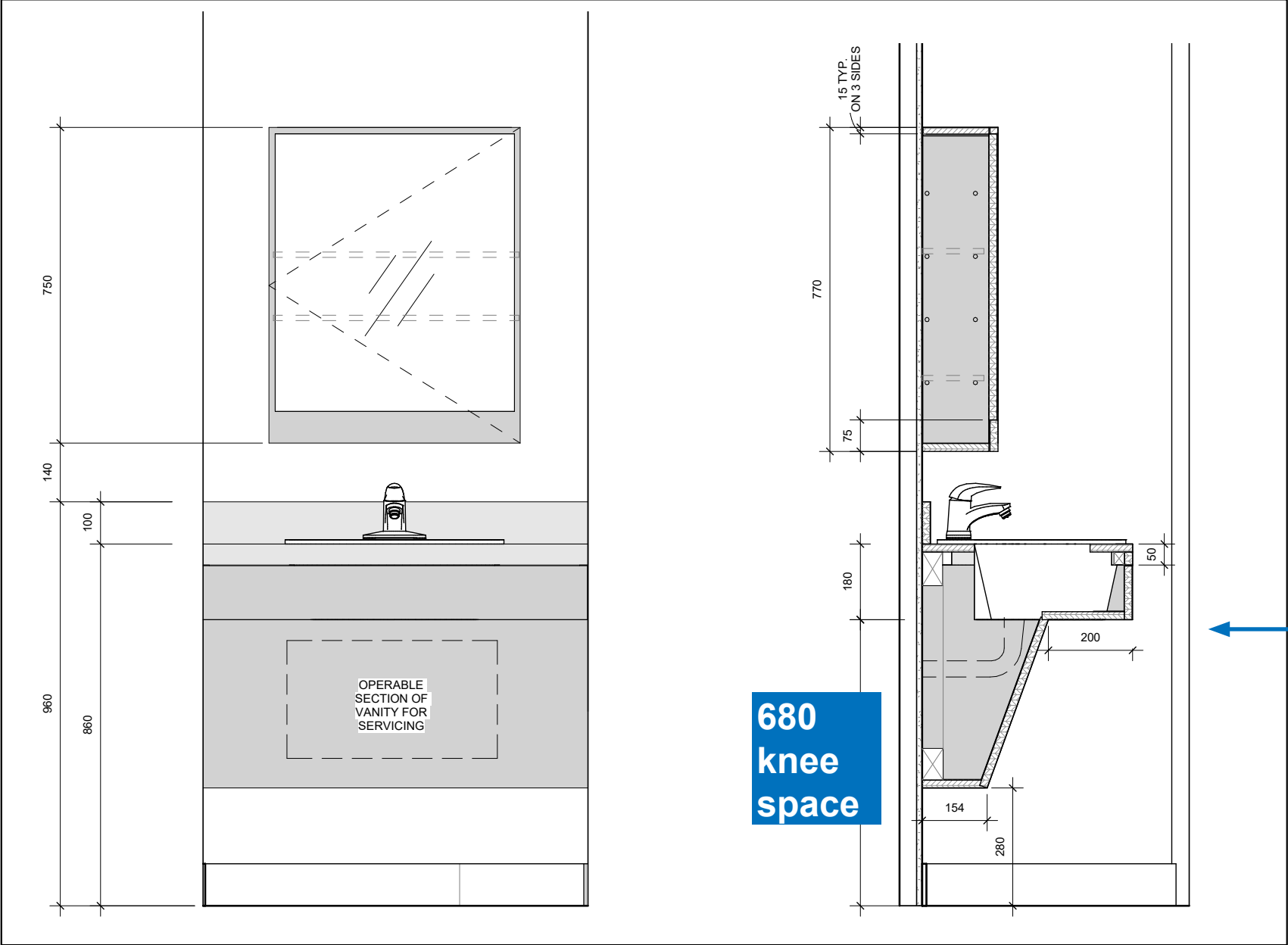


This slide shows elevation views of a typical washroom within a barrier free unit.

UNIT WASHROOMS

BARRIER FREE (TYPICAL)

ELEVATION VIEWS OF BARRIER FREE WASHROOM (TYPICAL)



ACCESSIBLE UNIT WASHROOM

- Washroom designed for barrier free access

SINK

- Accessible sink with required knee space for wheelchair



This slide shows elevation views of a sink and vanity within a barrier free unit washroom.

KITCHENS



This slide shows an introduction to the next section of the presentation. The next section is about Kitchen Design.

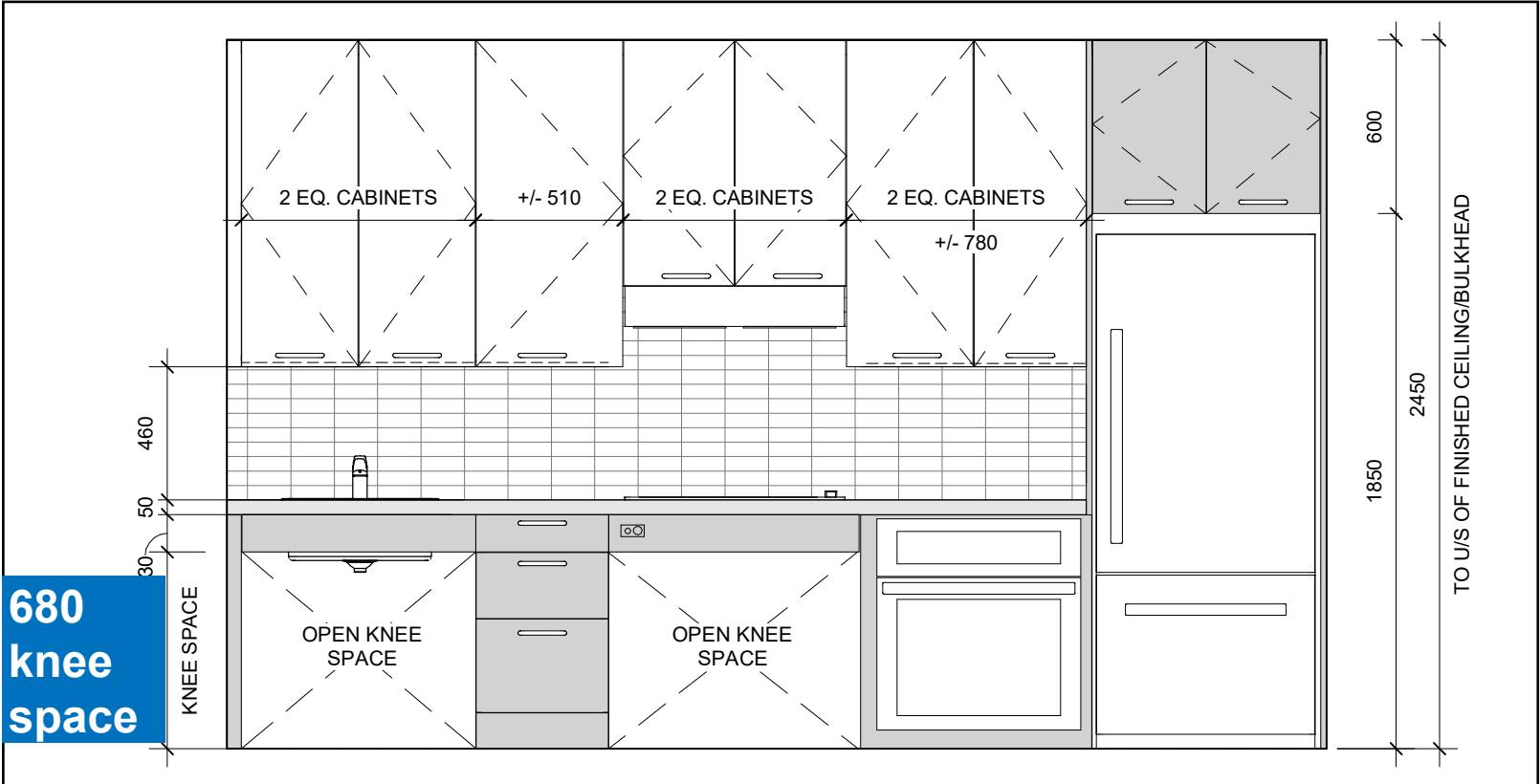
KITCHEN LAYOUT

BARRIER FREE TYPE 1

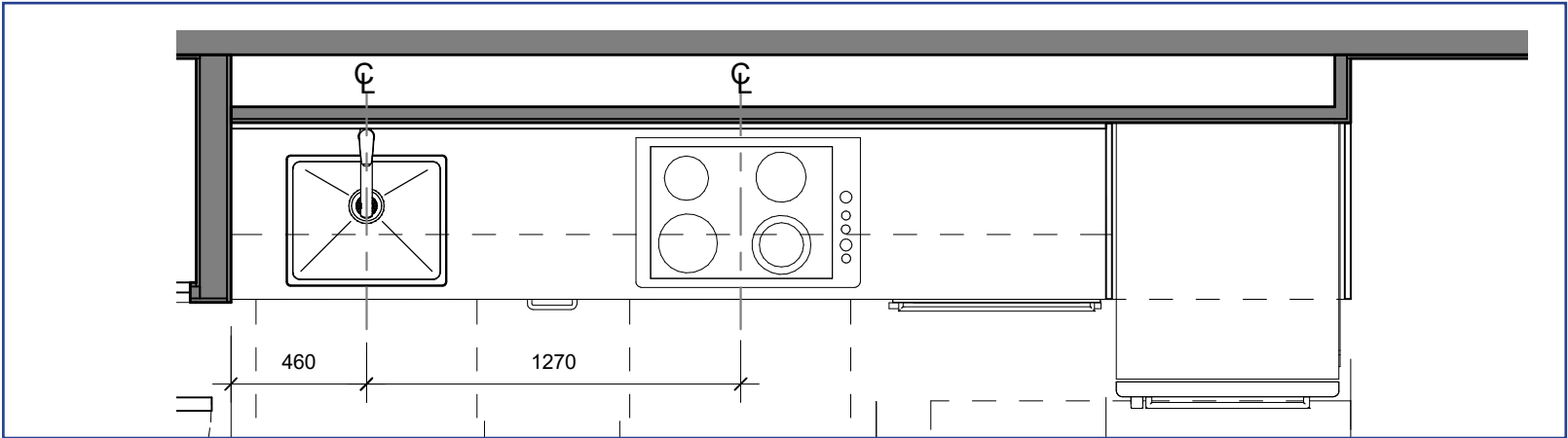
ACCESSIBLE FEATURES INCLUDE:

- 750 X 1200mm clear floor space in front of fixtures
- At least 760 x 600 mm counter space
- At least 460mm from side wall to center of sink
- At least 400mm of workspace adjacent to cooking surface
- Open Knee space provided below cook top and sink
- Upper cabinets are reachable for wheelchair

FRONT VIEW OF BARRIER FREE KITCHEN (TYPE 1)



PLAN VIEW OF BARRIER FREE KITCHEN (TYPE 1)

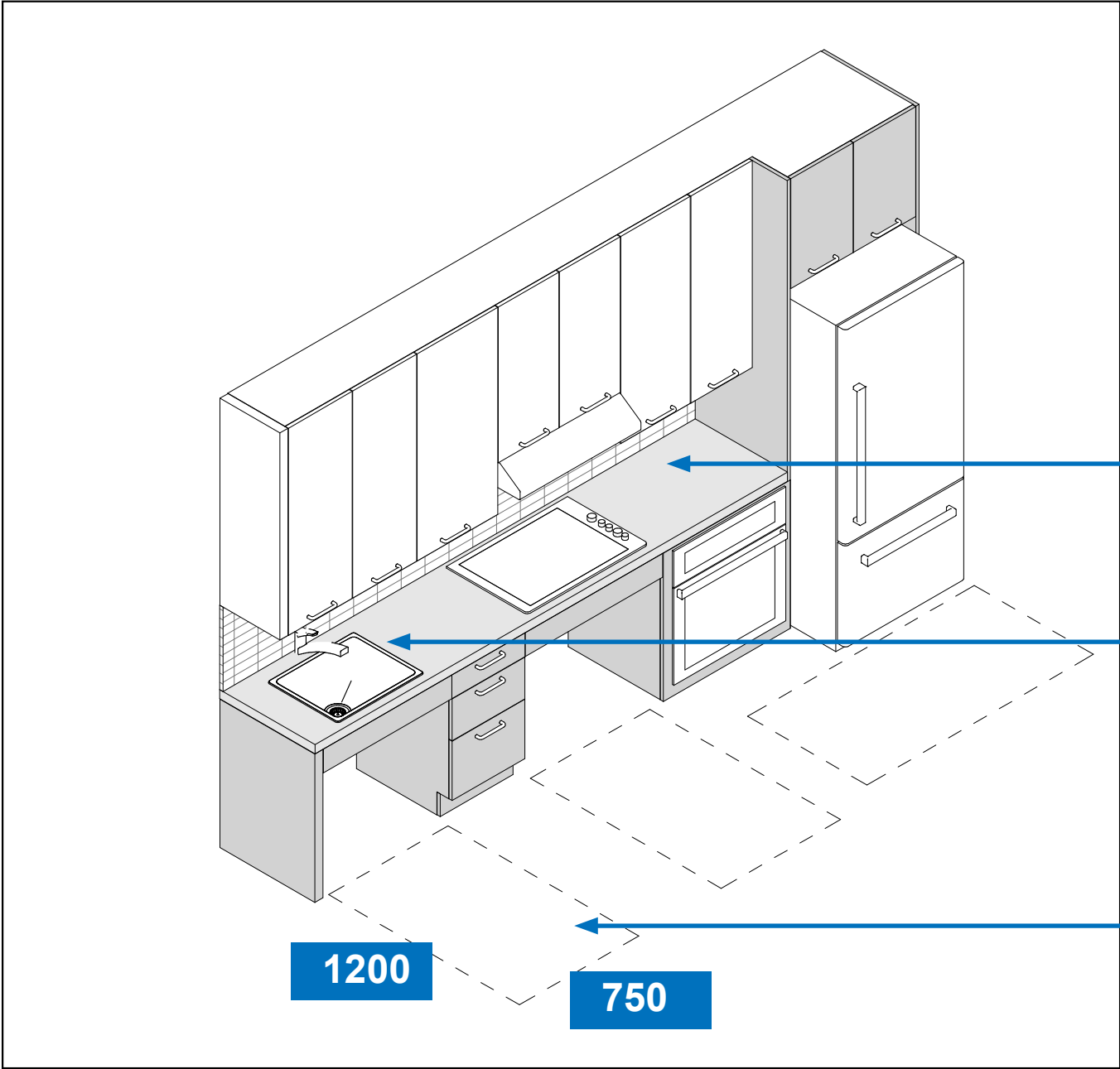


The image on the right shows a close-up plan and elevation view of a typical kitchen (type 1) within a barrier free unit.

KITCHEN LAYOUT

BARRIER FREE TYPE 1

3D VIEW OF BARRIER FREE KITCHEN (TYPE 1)



BARRIER FREE

- Kitchenette designed for barrier free access

COUNTER SPACE

- At least 760 x 600 mm counter space

SINK CLEARANCE

- At least 460mm from side wall to center of sink

CLEAR SPACE

- 750 X 1200mm clear floor space in front of fixtures



The image on the left shows a 3D view of a typical kitchen (type 1) within a barrier free unit.

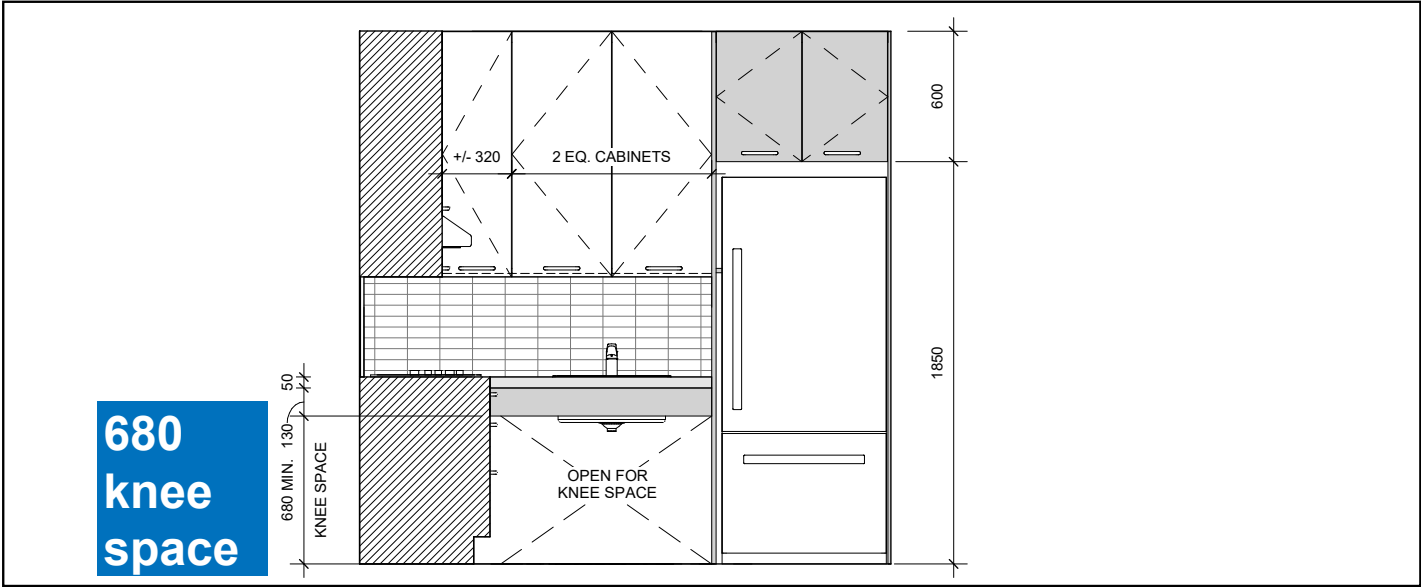
KITCHEN LAYOUT

BARRIER FREE TYPE 2

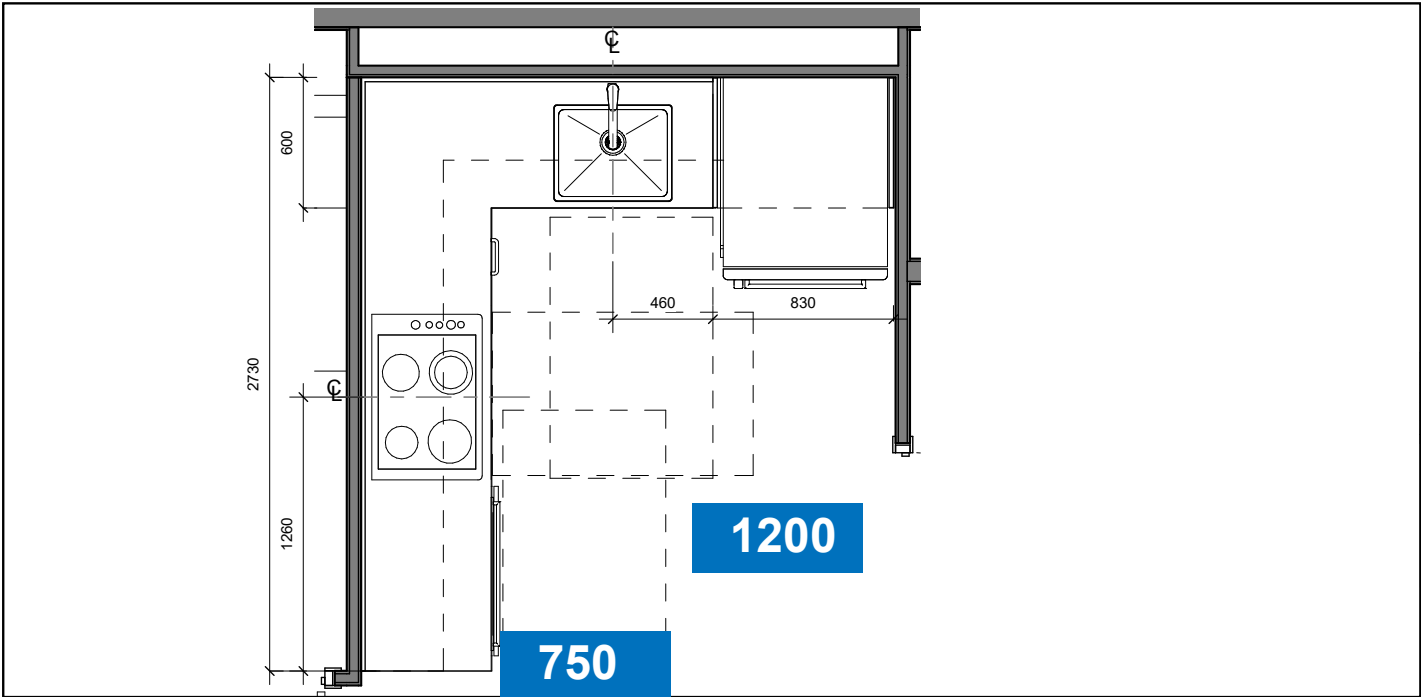
ACCESSIBLE FEATURES INCLUDE:

- 750 X 1200mm clear floor space in front of fixtures
- At least 760 x 600 mm counter space
- At least 460mm from side wall to center of sink
- At least 400mm of workspace adjacent to cooking surface
- Open Knee space provided below cook top and sink
- Upper cabinets are reachable for wheelchair

FRONT VIEW OF BARRIER FREE KITCHEN (TYPE 2)



PLAN VIEW OF BARRIER FREE KITCHEN (TYPE 2)

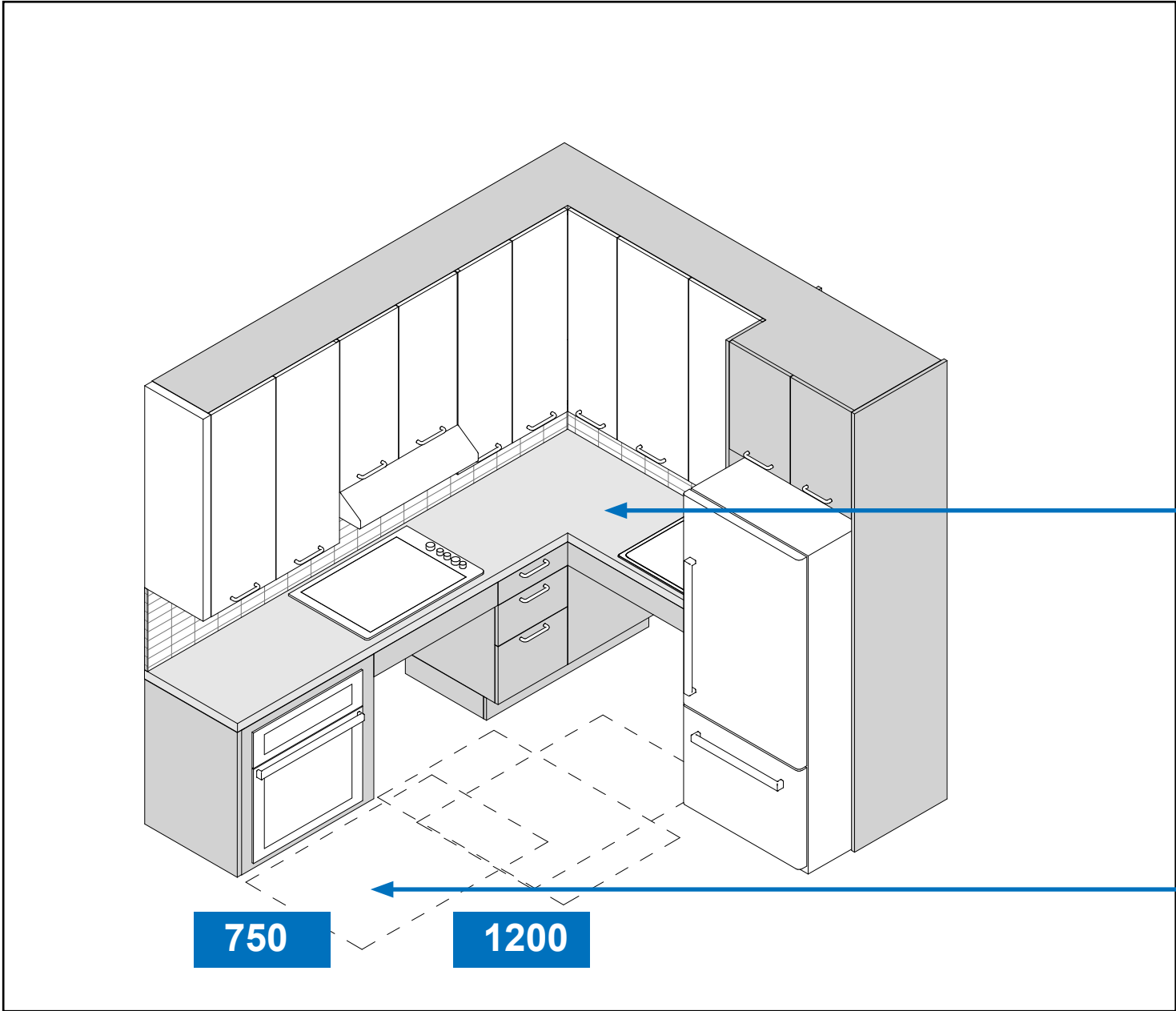


The image on the right shows a close-up plan and elevation view of a typical kitchen (type 2) within a barrier free unit

KITCHEN LAYOUT

BARRIER FREE TYPE 2

3D VIEW OF BARRIER FREE KITCHEN (TYPE 2)



BARRIER FREE

- Kitchenette designed for barrier free access

COUNTER SPACE

- At least 760 x 600 mm counter space

CLEAR SPACE

- 750 X 1200mm clear floor space in front of fixtures



The image on the left shows a 3D view of a typical kitchen (type 2) within a barrier free unit.

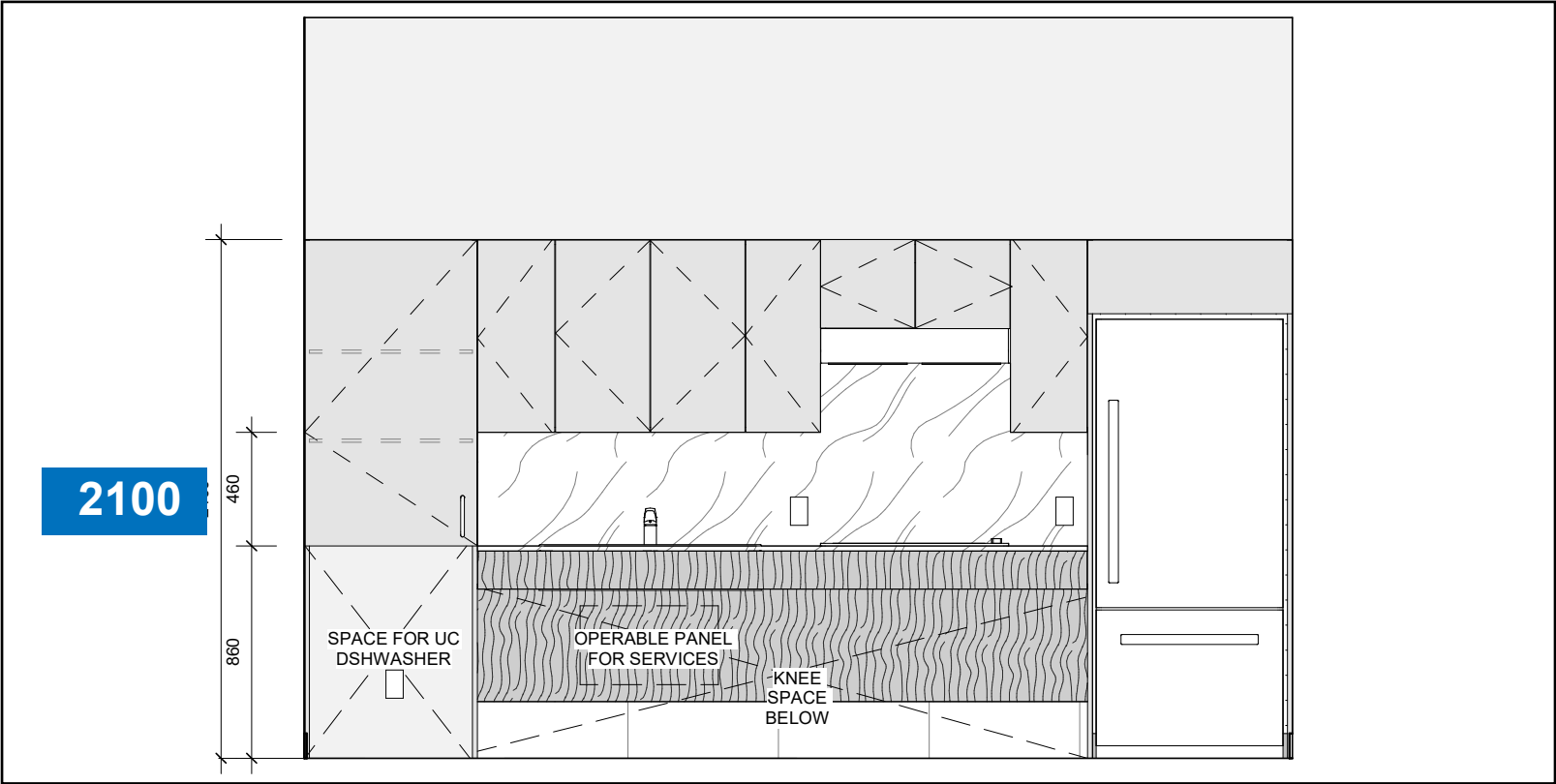
KITCHEN LAYOUT

BARRIER FREE (AMENITY)

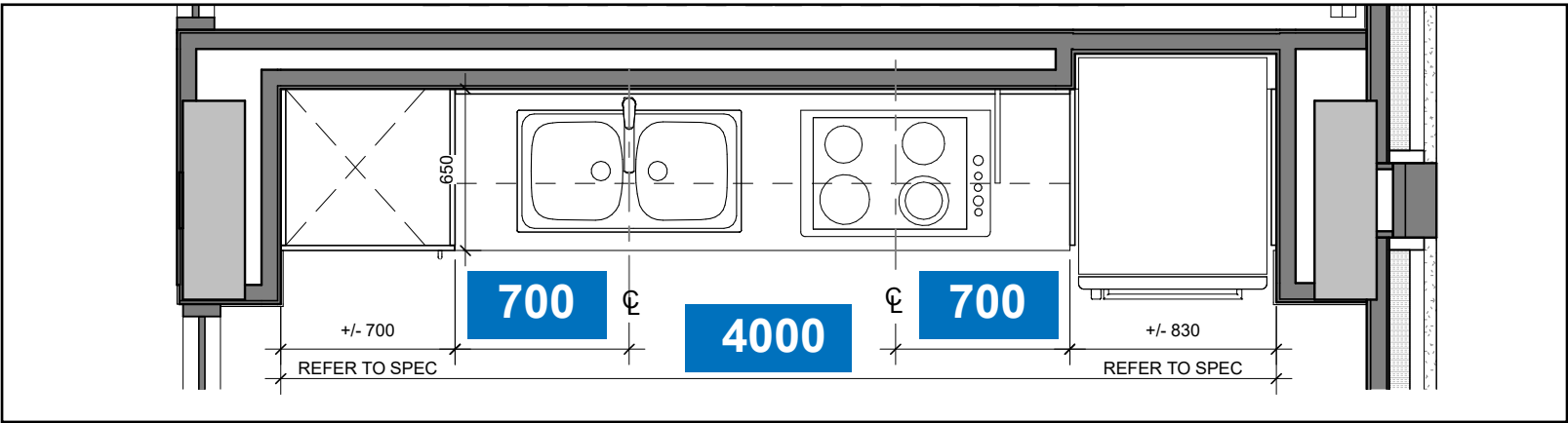
ACCESSIBLE FEATURES INCLUDE:

- 750 X 1200mm clear floor space in front of fixtures
- At least 760 x 600 mm counter space
- At least 460mm from side wall to center of sink
- At least 400mm of workspace adjacent to cooking surface
- Open Knee space provided below cook top and sink
- Upper cabinets are reachable for wheelchair

FRONT VIEW OF INDOOR AMENITY KITCHEN (FLOOR 1)



PLAN VIEW OF INDOOR AMENITY KITCHEN (FLOOR 1)

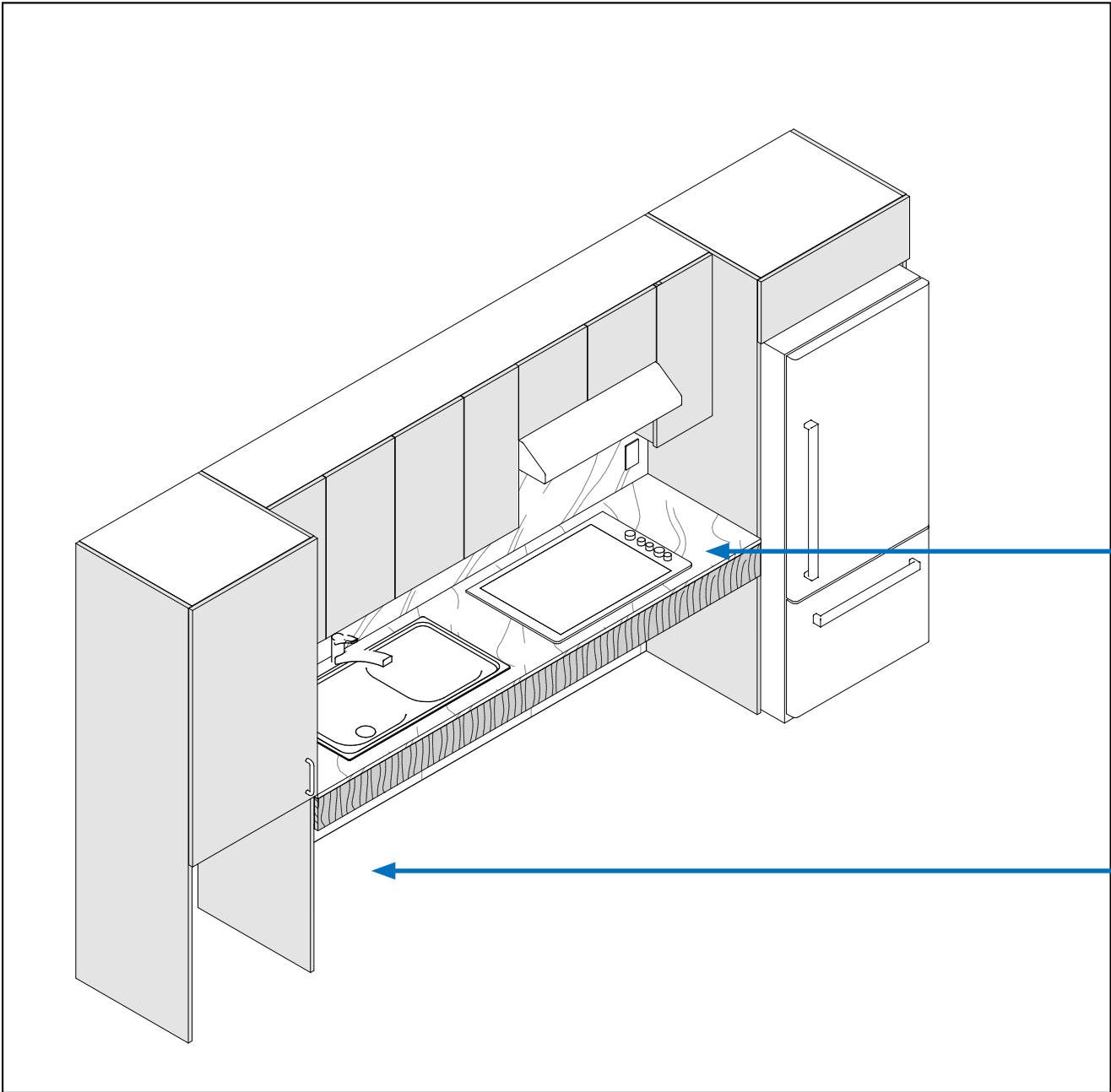


The image on the right shows a close-up plan and elevation view of a barrier free kitchen. It is located within the indoor amenity on the ground floor.

KITCHEN LAYOUT

BARRIER FREE (AMENITY)

3D VIEW OF INDOOR AMENITY KITCHEN (FLOOR 1)



BARRIER FREE

- Kitchenette designed for barrier free access

COUNTER SPACE

- At least 760 x 600 mm counter space

SINK CLEARANCE

- At least 460mm from side wall to center of sink



The image on the left shows a 3D view of a barrier free kitchen. It is located within the indoor amenity on the ground floor.

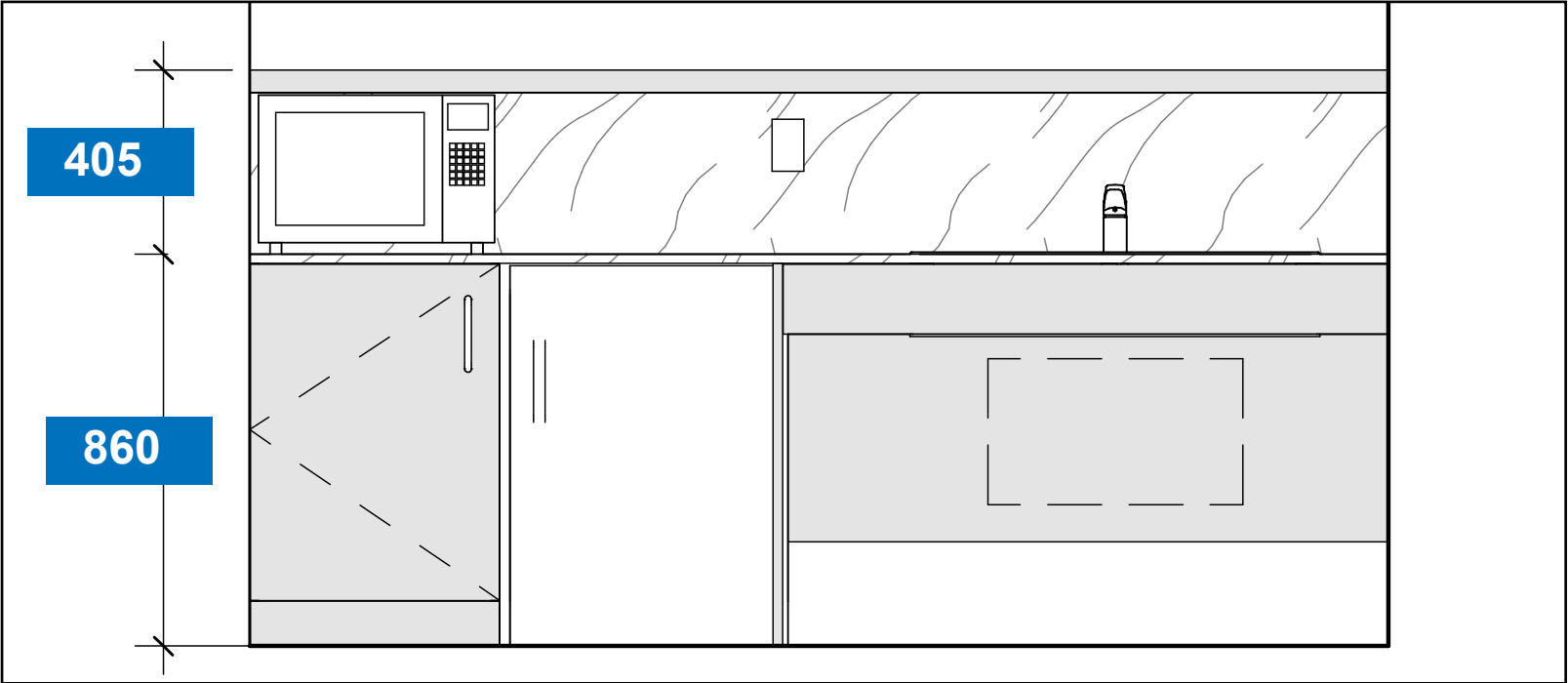
KITCHEN LAYOUT

BARRIER FREE (AMENITY)

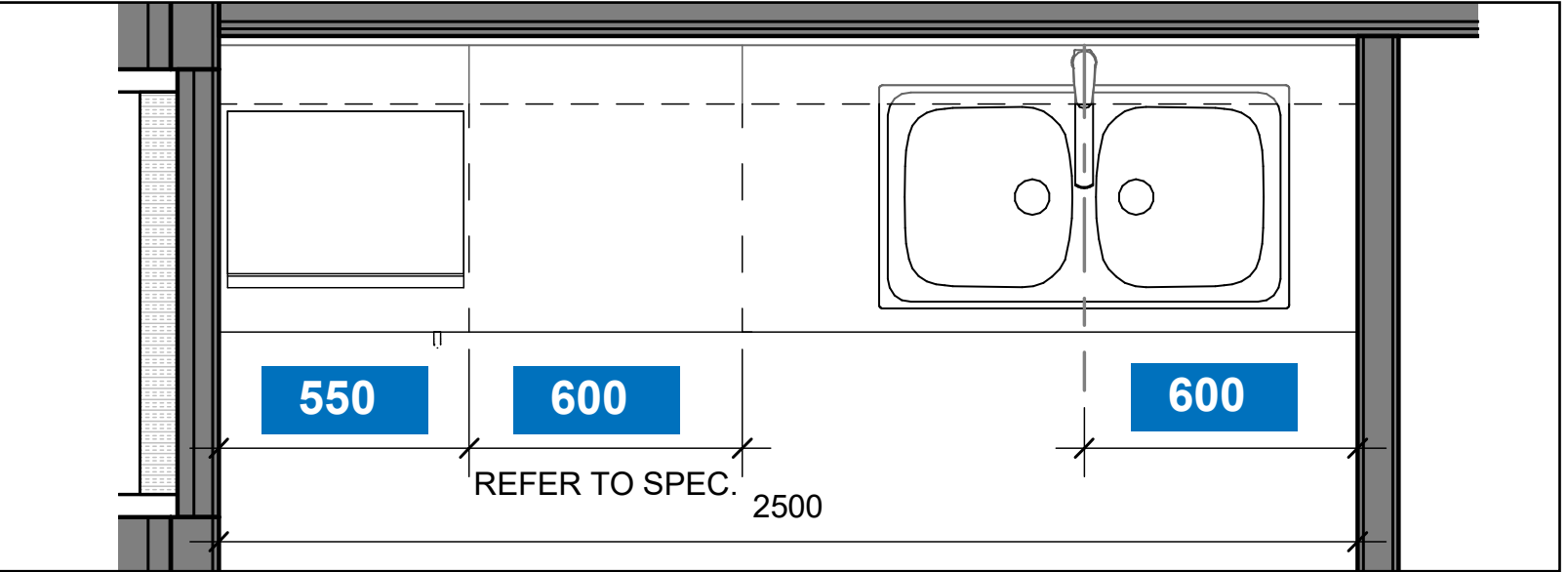
ACCESSIBLE FEATURES INCLUDE:

- 750 X 1200mm clear floor space in front of fixtures
- At least 760 x 600 mm counter space
- At least 460mm from side wall to center of sink
- At least 400mm of workspace adjacent to cooking surface
- Open Knee space provided below cook top and sink
- Upper cabinets are reachable for wheelchair

FRONT VIEW OF INDOOR AMENITY KITCHEN (FLOOR 3)



PLAN VIEW OF INDOOR AMENITY KITCHEN (FLOOR 3)

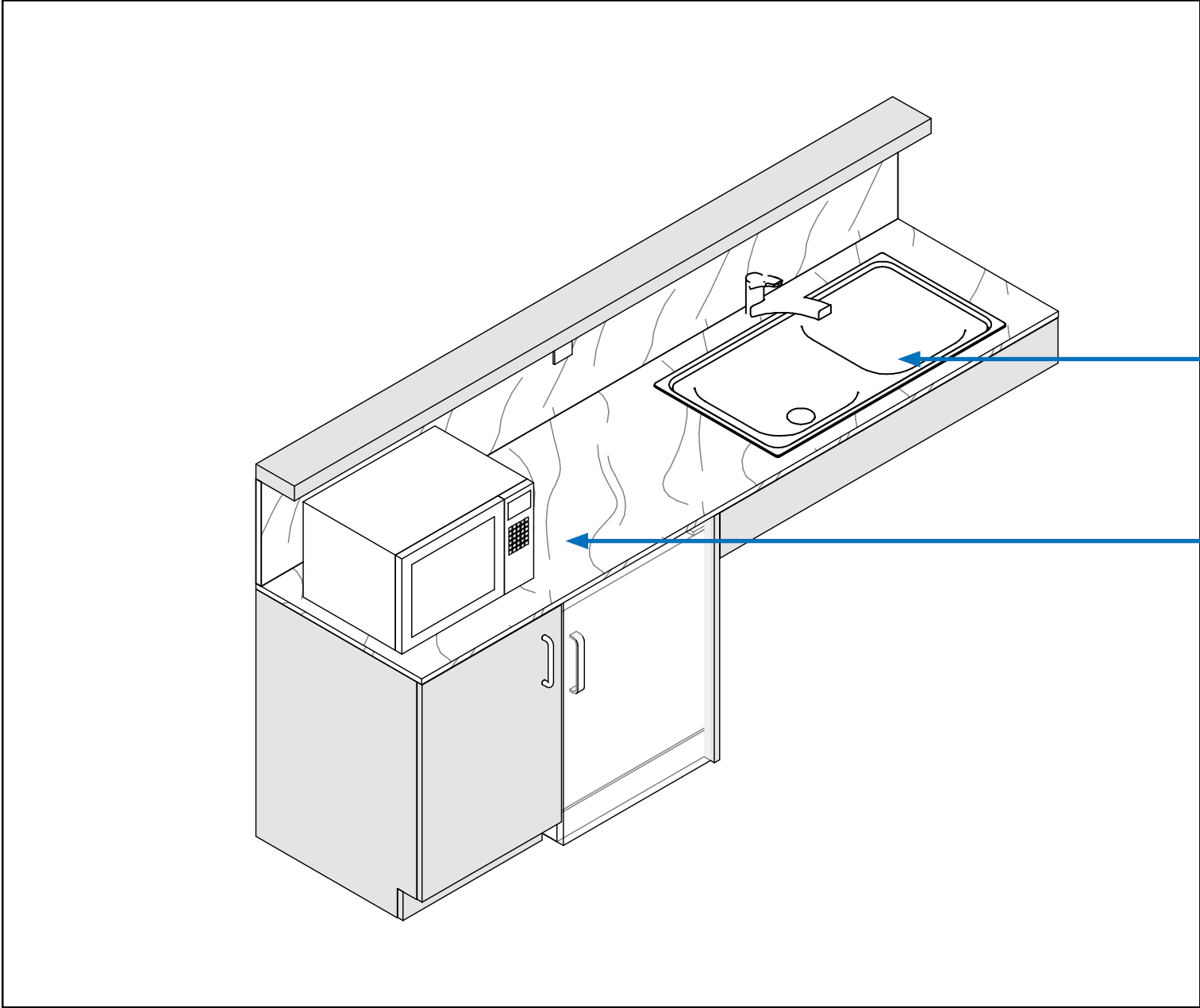


The image on the right shows a close-up plan and elevation view of a barrier free kitchen. It is located within the indoor amenity on the third floor.

KITCHEN LAYOUT

BARRIER FREE (AMENITY)

3D VIEW OF INDOOR AMENITY KITCHEN (FLOOR 3)



BARRIER FREE

- Kitchenette designed for barrier free access

SINK CLEARANCE

- At least 460mm from side wall to center of sink

COUNTER SPACE

- At least 760 x 600 mm counter space



The image on the left shows a 3D view of a barrier free kitchen. It is located within the indoor amenity on the third floor.

KITCHEN LAYOUT

MATERIAL PALETTE

3D VIEW OF KITCHEN MATERIAL PALETTE (CONCEPT IMAGE ONLY)



The image above shows a 3D rendered view of a typical kitchen. The finishes and materials of the floor, cabinets, walls, counter top and back splash are indicated.



Thank you

Questions?



This slide shows a 3D rendered image of the proposed entrance on Missinnihe way.

TURNER
FLEISCHER