

EXPÉRIENCE

303

Guided tour

Experience 303: a transformation process towards universal design

The purpose of Experience 303 is to present the transformation process of a housing unit (unit 303) in accordance with universal design principles.

The full renovation of the existing unit includes an array of features that allow any person to live in it, regardless of age, condition or abilities.

- » Easy circulation
- » Open-plan
- » Functional and versatile kitchen
- » Spacious and safe bathroom
- » Optimized storage, easy-to-handle hardware and fittings
- » Streamlined lighting
- » Safe, easy-to-clean flooring
- » Nuanced and contrasting colours
- » Optimum fire safety

The unit's new design and the choice of materials and equipment combine elegance and comfort. Therefore, they meet the aspirations of a broad segment of the population, all while offering the versatility required for the evolving needs of families and an aging population.

Experience 303 aims to demonstrate that it is indeed realistic to integrate universal design with no stigmatizing elements into the mainstream residential construction market.

Enjoy the tour!

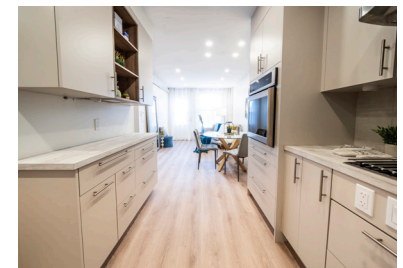


Building's architectural features

- » 42-unit residential building
- » Built in 1988
- » 4-floor concrete building
- » Fully accessible (main entrance at the front, residents' entrance at the back, elevator)

Apartment 303 typology

- » 3 ½, 550 sq. ft.
- » One bedroom
- » One bathroom
- » Open-plan living room, dining room and kitchen
- » Balcony

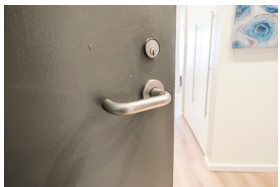


Front door



Universal design features

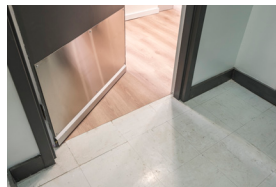
- » Relocated door to clear more floor space
- » Spring hinges
- » Peepholes at two different heights
- » Kick plate
- » New signage



- » Lever handle



- » Contrasting signage, embossed and in Braille



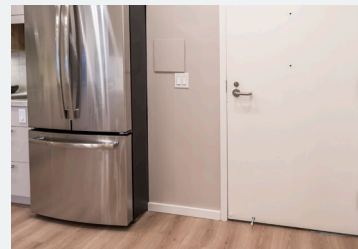
- » No threshold
- » Automatic door bottom

Entry hall & storage closet

Universal design features



- » Unobstructed floor space in entry hall
- » Wide hallway
- » Improved lighting
- » Wide space for easier circulation



- » Unobstructed space on side of door handle
- » Light switches at universal height



- » Storage closet door equipped with swing-clear hinges for wider opening



- » Swing-clear hinges



- » Multi-level shelving in storage closet

Closet

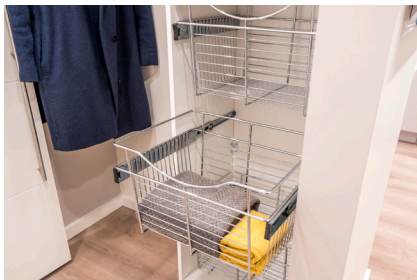
Universal design features



- » Unobstructed floor space in front of closet
- » Easy-grip handles



- » Folding doors with maximum opening
- » Full-height storage shelf, drawers and height-adjustable rod
- » Motion-sensor lighting in closet



- » Full-height storage shelf and drawers



- » Height-adjustable rod

Bathroom

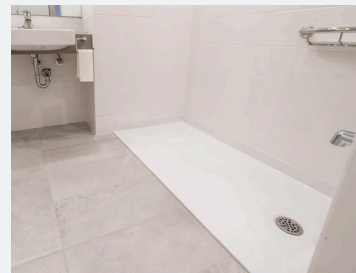
Universal design features



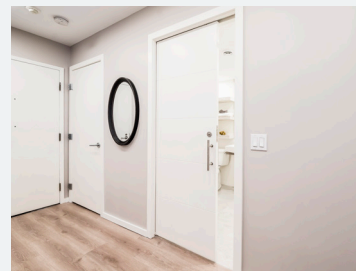
- » Slightly larger bathroom



- » Unobstructed floor space
- » Solid, seamless, non-slip flooring



- » Low-threshold shower
- » Countertop sink with knee clearance underneath
- » Improved lighting



- » Sliding door with maximum opening
- » Lateral clearance facilitating door opening
- » Light switches at universal height with unobstructed floor space

Bathroom (continued)



- » No threshold



- » Easy-grip handle and easy-to-operate latch



- » Elongated universal height toilet with handle on side of unobstructed area



- » Strapping for future installation of grab bars



- » Easy-to-access recessed medicine cabinet
- » Radiant heating with wall thermostat at universal height

Sink



Universal design features

- » Shallow countertop sink with rear overflow
- » Countertop at universal height with unobstructed space underneath
- » Mirror at universal height



- » Single-lever faucet with pressure-balancing valve



- » Electrical outlet at universal height



- » Offset drain

Shower



Universal design features

- » Prefabricated shower base with low threshold
- » Height-adjustable hand-held shower on slide bar
- » Spout and shower head
- » Rod for shower curtain



- » Low threshold on prefabricated shower base



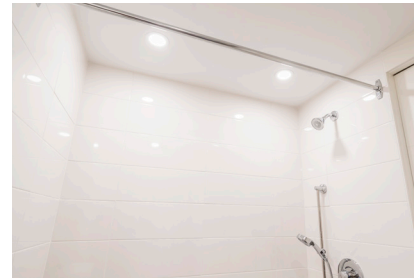
- » Height-adjustable, hand-held shower on slide bar with long hose and shut-off valve



- » Single-lever faucets with pressure balancing valve and diverter



- » Shelf at universal height



- » Lighting in shower



- » Strapping in all three walls

Kitchen (part 1)

Universal design features



- » Open cabinet for easy access
- » Easy-grip handles
- » Ambient lighting and lighting directed at work surfaces
- » Unobstructed floor space
- » Solid, seamless, non-slip flooring
- » Countertop at universal height
- » Several easy-access drawers in bottom cabinets
- » Drawer slides and door hinges equipped with dampers
- » Contrasting colours between floor and cabinets



- » Sliding system for corner cabinet



- » Drawer with three height-adjustable baskets



- » Drawer with vertical storage dividers



- » Built-in oven with side-opening door installed at universal height
- » Pull-out shelf under oven



- » Cooktop with easy-grip front controls
- » Hood switch and electrical outlets on countertop fascia

Kitchen (part 1 – continued)



- » Removable module under cooktop and sink



- » Sink with electrical outlet and switch on fascia



- » Offset drain pipe under sink



- » Single-lever faucet



- » Open cabinet for easy access



- » Counter-depth refrigerator with French doors and bottom-freezer

Kitchen (part 2)

Universal design features



- » Unobstructed floor space in front of countertop
- » Solid, seamless, non-slip flooring
- » Countertop at universal height
- » Easy-access drawers in bottom cabinets
- » Easy-grip handles
- » Drawer slides and door hinges equipped with dampers



- » First shelf at universal height
- » Open cabinet for easy access
- » Easy-grip handles
- » Ambient lighting and lighting directed at work surfaces

Kitchen (part 2 – continued)



- » Microwave oven with pull-out shelf installed at universal height



- » Drawer for trash can
- » Easy-grip handle



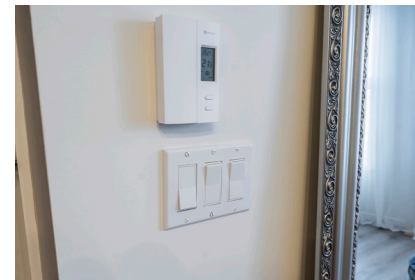
- » Open cabinet for easy access

Living room

Universal design features



- » Easy-to-open window with lowered sill
- » Radiant heater to free up floor space
- » Improved lighting
- » Wide balcony door



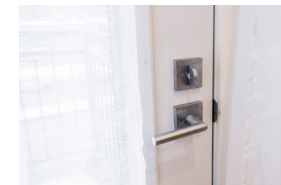
- » Three-way light switches at universal height



- » Visual alarm connected to the building's fire alarm panel



- » Access to balcony (fire safety)
- » Standard threshold with ramps



- » Balcony door with lever handle



- » Easy-to-open window with long handle

Bedroom



Universal design features

- » Easy-to-open window with lowered sill
- » Improved lighting
- » Unobstructed floor space



- » Wide door
- » Lateral clearance facilitating door opening
- » Lever handle
- » Light switch and thermostat at universal height

Universal design features



- » Shelves allowing maximum use of space
- » Bed at universal height for wheelchair transfer



- » Closet with easy-grip handles and sliding doors with maximum opening
- » Unobstructed floor space



- » Sliding door with maximum opening
- » Full-height storage shelf and drawers



- » Height-adjustable rod
- » Motion-sensor lighting in closet



- » Three-way light switch next to bed

Questions or comments?

info@experience303.ca
experience303.ca

Experience 303 was made possible through the expertise of the Société Logique team.

Experience 303 received funding from the National Housing Strategy under the NHS Demonstrations Initiative, however, the views expressed are the personal views of the author and do not reflect those of the CMHC.