

DYHSS Building Program Data Sheet

Residential	Area (sf)	Services	Access	Adjacencies	Finishes	Millwork	Environmental	Notes
Short - Term (10 people total) Single Bedroom x 10	120 sf x10		from interior corridor	main street, staff	wood floors	closet,	natural light acoustic seperation	Are rooms close to Staff? To front desk? Is there space for a desk in the room? Seperated from other residents?
Shared Washrooms (4 full washrooms)	full: 50 sf x4	full bath: toilet, tub w/ shower, sink	from interior corridor	main street, staff	tile	counters, cupboards	natural light acoustic seperation	How many washrooms do 10 people share? Do they share washrooms with the other common spaces? Lockable.
Medium - Term (50 people total) Shared Apartments x 10 (5 bedrooms each)	Total 1350 sf x10		from interior corridor, private outside access	main street			natural light acoustic seperation	Will some apartments be SRO's and HOW MANY? Are they 2 storeys? Is it Barrier Free?
Bedroom x 5	130 sf x5	bar fridge	common corridor		wood floors	closet, shelving	natural light acoustic seperation	Lockable food storage and fridge storage in each bedroom?
Common Kitchen	100sf	stove, fridge, sink	from common dining and living		tile @ countertops	counters, cupboards, shelves	natural light	Lockable food storage and fridge storage
Common Dining	140sf			main street			natural light	
Common Living	140sf			main street				Will there be a television? Audio equipment? Are these personal items?
Washroom x 2	50 sf x2	shower, toilet, bathtub	close to bedrooms		tile		natural light acoustic seperation	There should be 2 washrooms w/ showers that can be locked.
Circulation (stair, corridor)	220sf						natural light	
Long - Term (10 people total) SRO Type Apartment x 10	250 sf	kitchen, bath, toilet	exterior private and interior corridor	main street	wood floors	kitchen counter, cupboards, shelving	natural light acoustic seperation	Kitchen includes, stove, sink and fridge.
TOTAL RESIDENTIAL	17 400sf							

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Kitchen	300 sf	stoves, sinks, fridges	from interior corridor	dining room		counters, cupboards, shelving	natural light acoustic seperation	Are youth free to use common kitchen at all times? Is there an office, desk or lounge for kitchen staff? Assume only short term 10 people and staff use this space.
Dining	300 sf	tables, chairs	from interior corridor	main street			natural light	Will all youth use this space? Staff as well? Assume only short term 10 people and staff use this space.
Front Desk w/ message board	150 sf		close to exit	main street		message board, desk	natural light	Is it located right at the entrance? Or do you enter through a common room first? Can the public access it?
Lounge	300 sf	book shelves, couches, tables, chairs	from interior corridor	main street			natural light	Is lounge connected to dining and kitchen?
Laundry for 70 people	160 sf	3 washers, 3 dryers, wash sink, folding table	from interior corridor	main street, residential	concrete floors, block or tile walls	counters, folding table	natural light acoustic seperation	A social space for youth. Good for life skills training. Connected to common spaces in the building.
Washrooms 1 full bath 1 unisex barrier free wc 1 half wc	full bath: 50sf barrier free: 40sf half: 30sf	full bath: toilet, shower, sink barrier free and half: toilet, sink	from interior corridor	main street	tile	counters	natural light acoustic seperation	A social space for youth. Connected to common spaces in the building. At least one washroom w/ shower accessible from front entrance and common rooms.
Lockers (for residents)	25 to 50 lockers 200sf		from interior corridor	main street, residential				How many lockers are needed? What size? Are they accessible by all youth and staff?
Kennel	200sf	sink, or water supply	from interior corridor				natural light	For how many dogs?
Common Storage	200sf		from interior corridor	main street				For furniture, bedding, donated materials. But does this also include storage space for staff?
Bike Parking	20 -30 bikes 300sf	upright security racks	close to exit and interior corridor	main street				Indoor lockable bike storage. How many indoor, how many outdoor? Is the outdoor space sheltered?

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Clothing	75sf		interior corridor	main street		Built in closet, drawers, shelving	Privacy, sound separation	Small room like walk- in closet. Is there a change room and washroom included or next to it?
Mechanical Room	225sf		interior corridor					Is the building air conditioned? Passive heating and cooling system?
Electrical Room	190sf		interior corridor					
Garbage/ Recycling	210sf	water supply	interior corridor and exterior loading area		concrete floor, block walls			Exterior covered loading space.
Janitor	50sf	water supply, sink	interior corridor			closet, shelving, counter		
Recreation (indoor/outdoor)	basketball court: 50x84ft 4200sf	basketball nets		main street	outdoor playing surface (cement)		Protected from rain and snow.	Indoor Gym? Assume that it is close to a community centre. Outdoor space the size of basketball court with roof.
TOTAL COMMON	7 180sf							
TOTAL RESIDENTIAL + COMMON	24 580sf							
Main 'Street'	30% of total building area 7 374sf			all residences, dining, lounge, kitchen, recreation, front desk, laundry			natural light	This is the space that links the building together. May be both indoor and outdoor space. Is it double height? Is it fully or partially accessible by the public? Is it barrier free?
SUBTOTAL	31 954sf							
GROSS UP 10%	3 195.4sf							
TOTAL	35 149sf							THIS AREA DOES NOT INCLUDE THE STAFF ROOMS.

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DYHSS Staffed Rooms	Area (sf)	Services	Access	Adjacencies	Finishes	Millwork	Environmental	Notes	
1	Referral	120sf		interior corridor	main street		shelving, closet	natural light	
2	Intake	120sf		interior corridor	main street		shelving, closet	natural light	What is intake? Is it the person who admits youth?
3	Supervising Medication	120sf	desk, sink	interior corridor	main street		shelving, closet	natural light, acoustic seperation	Is a sink, change room required? Privacy, sound seperation.
4	Social Service Education	120sf	desk	interior corridor	main street		shelving, closet	natural light	
5	Advocacy negotiating social service	120sf		interior corridor	main street		shelving, closet	natural light	
6	Referral to other services	120sf		interior corridor	main street		shelving, closet	natural light	
7	Residential staffing daytime/nighttime	120sf		interior corridor	short-term residents, main street		shelving, closet	natural light	How many Residential Staff? Where are they located?
8	Meal Planning	120sf		interior corridor	kitchen, dining, main street		shelving, closet	natural light	Is there a meal planner?
9	Meal Staff (breakfast, lunch, supper)	120sf		interior corridor	kitchen, dining, main street		shelving, closet	natural light	How many Meal Staff? Do they have a lounge area? Or office in or next to the kitchen?
DYHSS and Externally Staffed Rooms									
10	Case Management	120sf		interior corridor	main street		shelving, closet	natural light	
11	Family Re-Connection	120sf		interior corridor	main street		shelving, closet	natural light	
12	Harm Reduction Co-ordination	120sf		interior corridor	main street		shelving, closet	natural light	
13	Cognitive Skills Training	120sf		interior corridor	main street		shelving, closet	natural light	
14	Life Skills Education	120sf		interior corridor	main street		shelving, closet	natural light	
15	Job Readiness Education	120sf		interior corridor	main street		shelving, closet	natural light	
16	Assistance in obtaining government benefits	120sf		interior corridor	main street		shelving, closet	natural light	
									Do some of these services share a large room like a studio? Which ones need a private office and which need shared office?

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Externally Staffed Rooms		Area (sf)	Services	Access	Adjacencies	Finishes	Millwork	Environmental	Notes
17	School Re-entry	120sf		interior corridor	main street			natural light	
18	Transportation to services			front entrance, residences	main street			natural light	Is this a bus or shuttle driver? Do they have an office?
19	Nutrition Education	120sf		interior corridor	main street, kitchen, dining, meal planning			natural light	Do all the services related to health need rooms with sinks? Like a doctor's patient room? Should be close to washrooms.
20	Hygiene Education	120sf	sink	interior corridor	main street, wc's			natural light	" "
21	Mental Health Counselling	120sf		interior corridor	main street			natural light	" "
22	Nursing Services	120sf	sink	interior corridor	main street, wc's			natural light	" "
23	Physician Services	120sf	sink	interior corridor	main street, wc's			natural light	" "
24	Pregnancy Counselling	120sf		interior corridor	main street, wc's			natural light	" "
25	Parenting Education	120sf		interior corridor	main street			natural light	Assume DAYCARE is nearby.
26	Safe Sex Counselling	120sf		interior corridor	main street			natural light	" "
27	Addiction Counselling	120sf		interior corridor	main street			natural light	
28	Communication Skills Education	120sf		interior corridor	main street			natural light	
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