



ACCELERATING ACCESSIBILITY COALITION - 2nd Year Anniversary

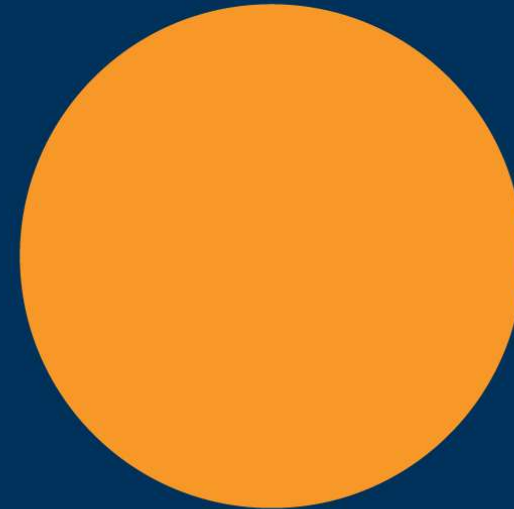
Penguin Living Accessible Apartment Design and Cost Considerations

November 29, 2024

Guy Solomon

President

416-402-9969



Housing for Independence



- Pan-accessible living suites in traditional housing.

Penguin Living has changed the landscape of accessible housing and support an individuals independent living.

***The costs represented on these slides are informed by/applicable to the low-rise and single-family home renovation/retrofit/new construction market.**

Agenda

1. Typical Penguin Living Property – **Retro Fit + Garden**

2. Design Guidelines – **Washrooms Simplified**

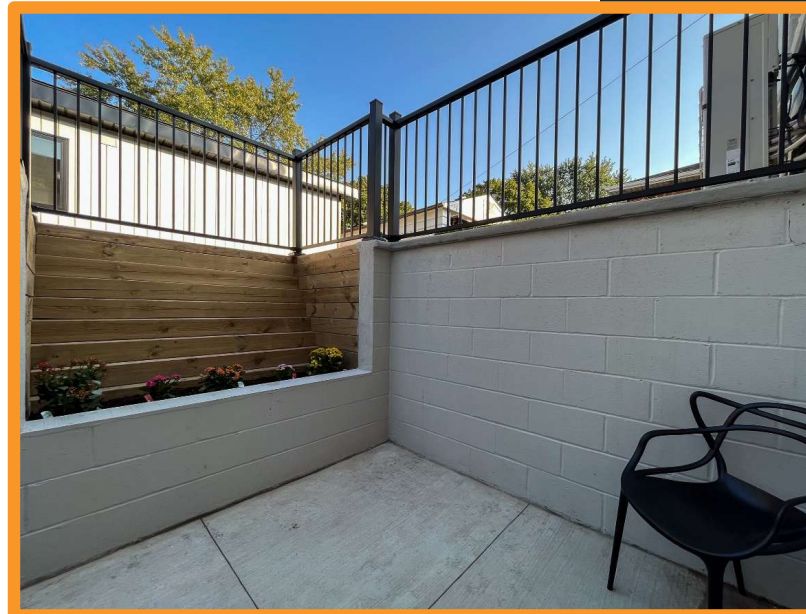
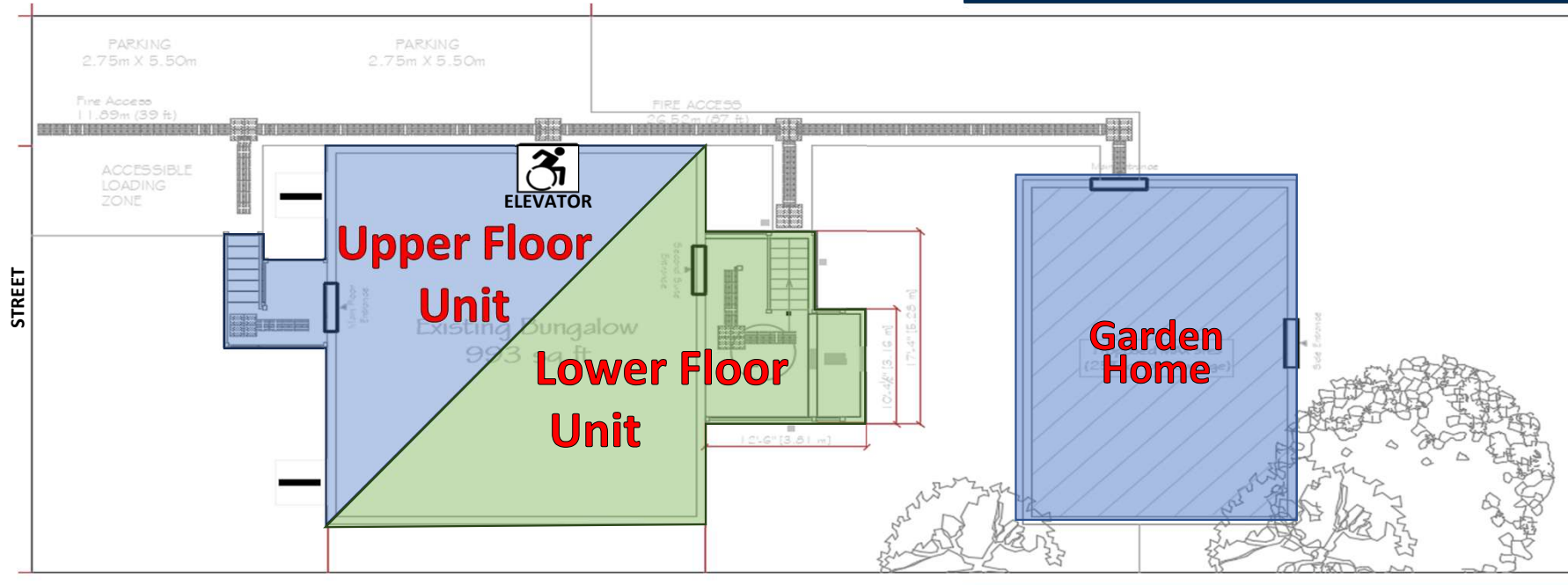
3. Design + Cost Analysis – **Low cost**

- Kitchen
- Washroom
- Living Room
- Bedroom

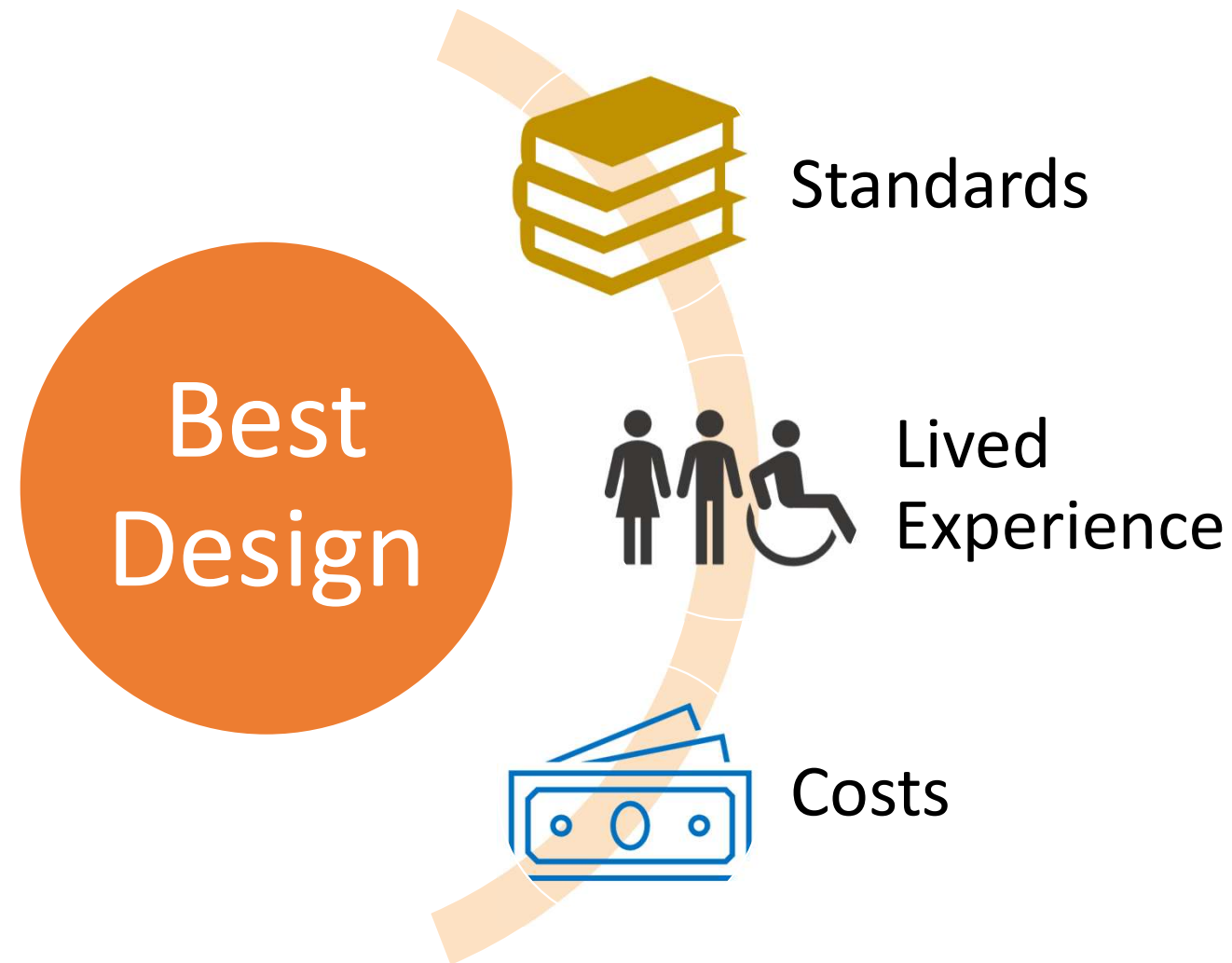
4. Product Procurement – **Go Direct**

4

Typical Property



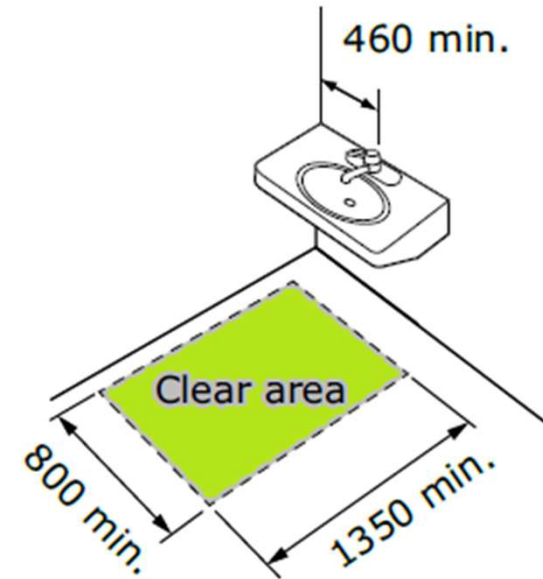
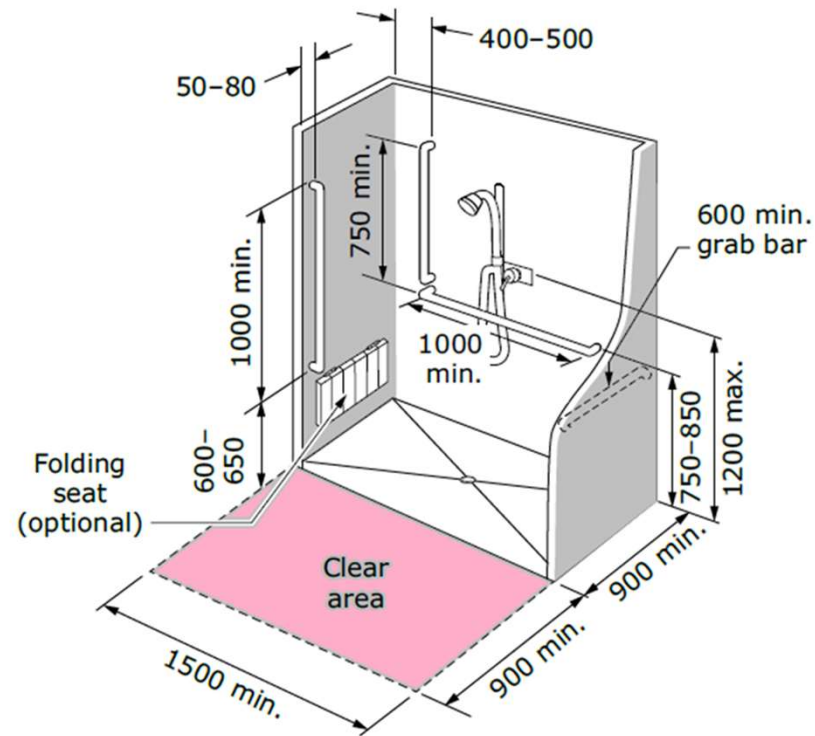
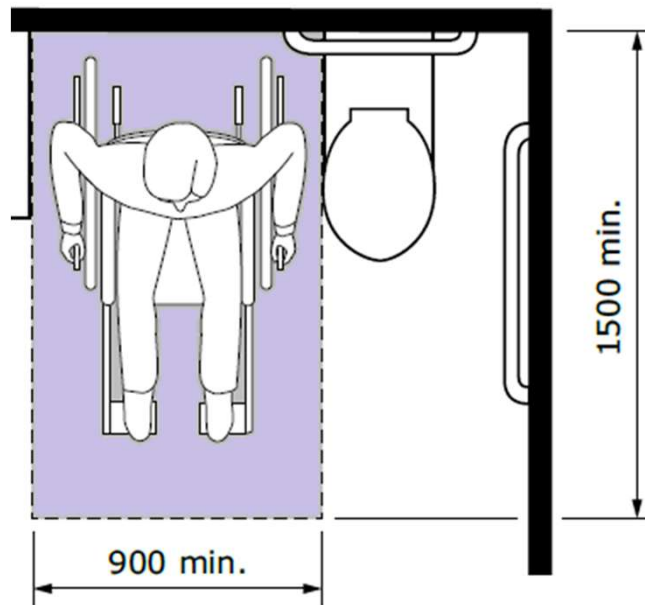
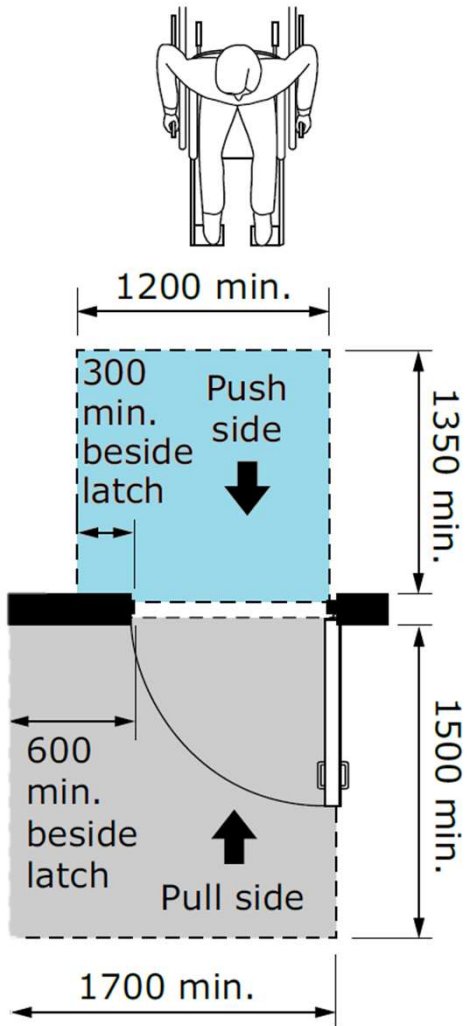
Accessible Design Consideration



Holistic understanding leads to the best approach

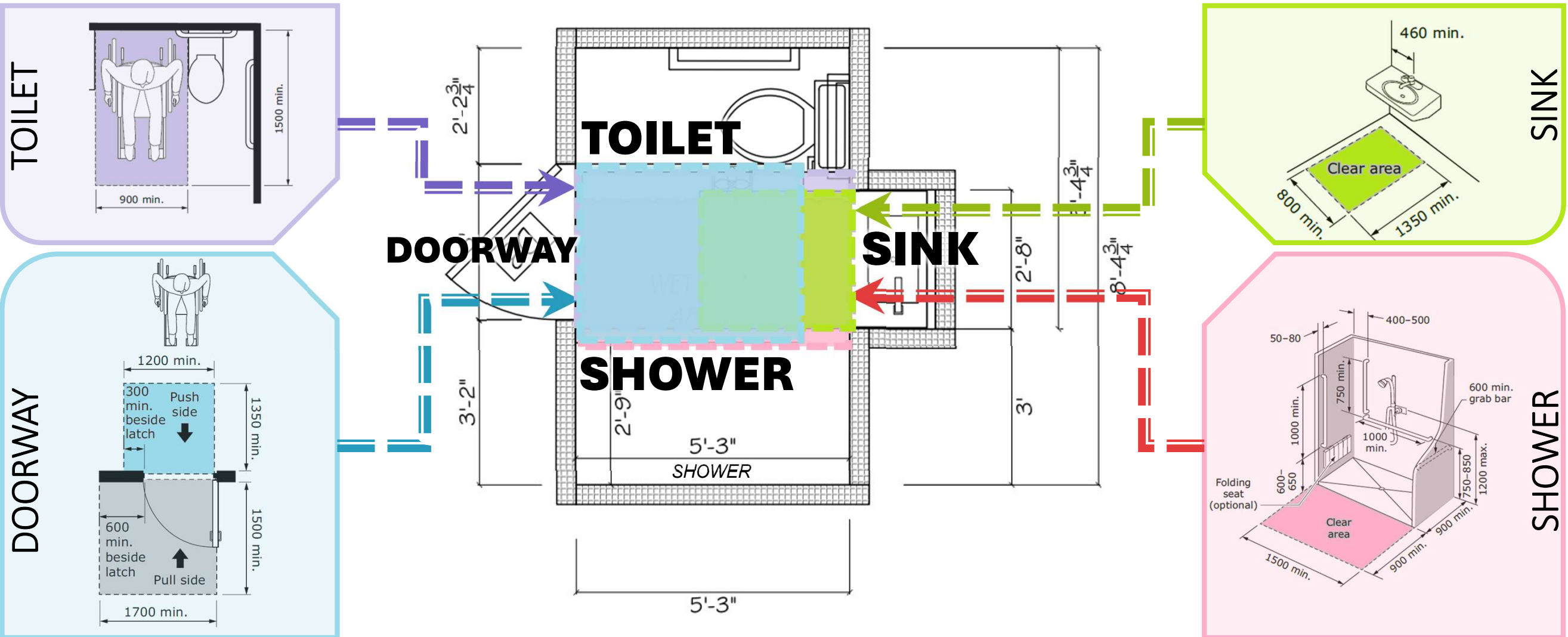
CSA Washrooms Guidelines

Clearance Requirements



Best Washroom

Clear Areas can overlap



TOILET

DOORWAY

TOILET

DOORWAY

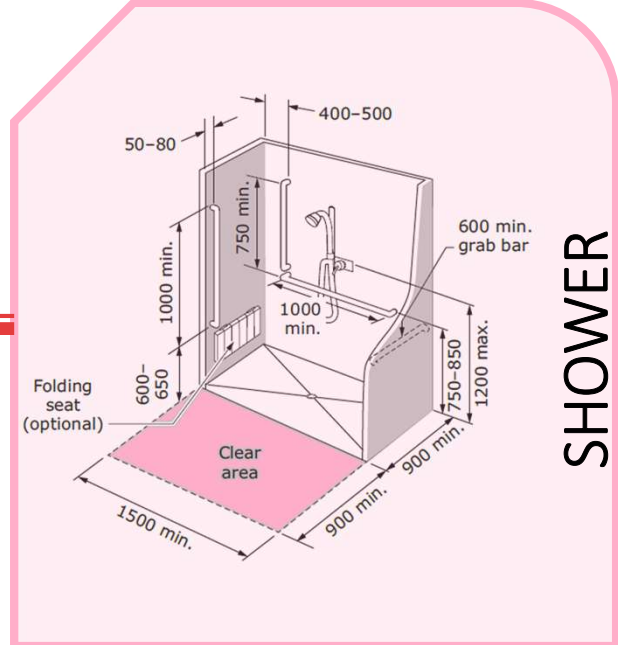
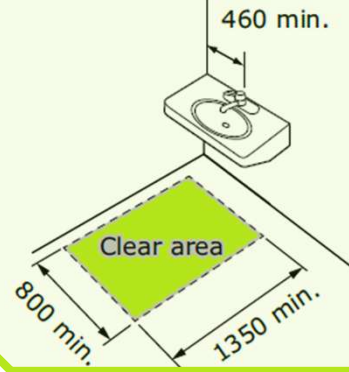
SHOWER

SHOWER

SINK

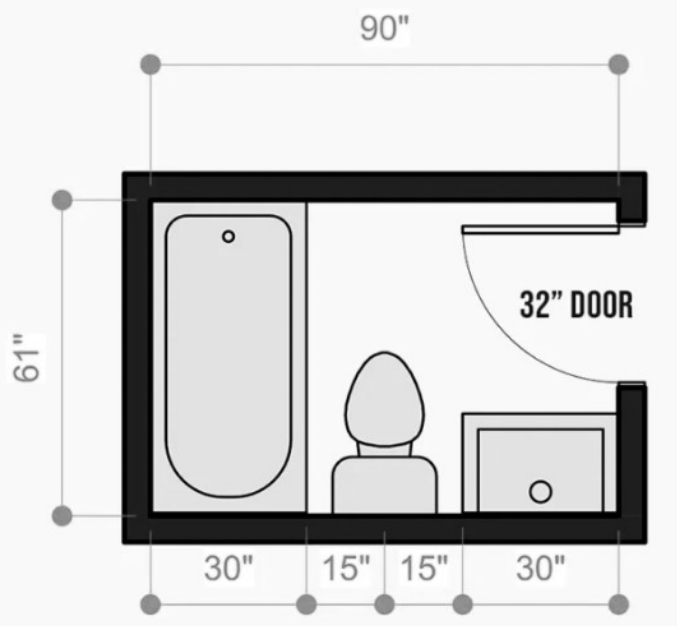
SINK

SHOWER

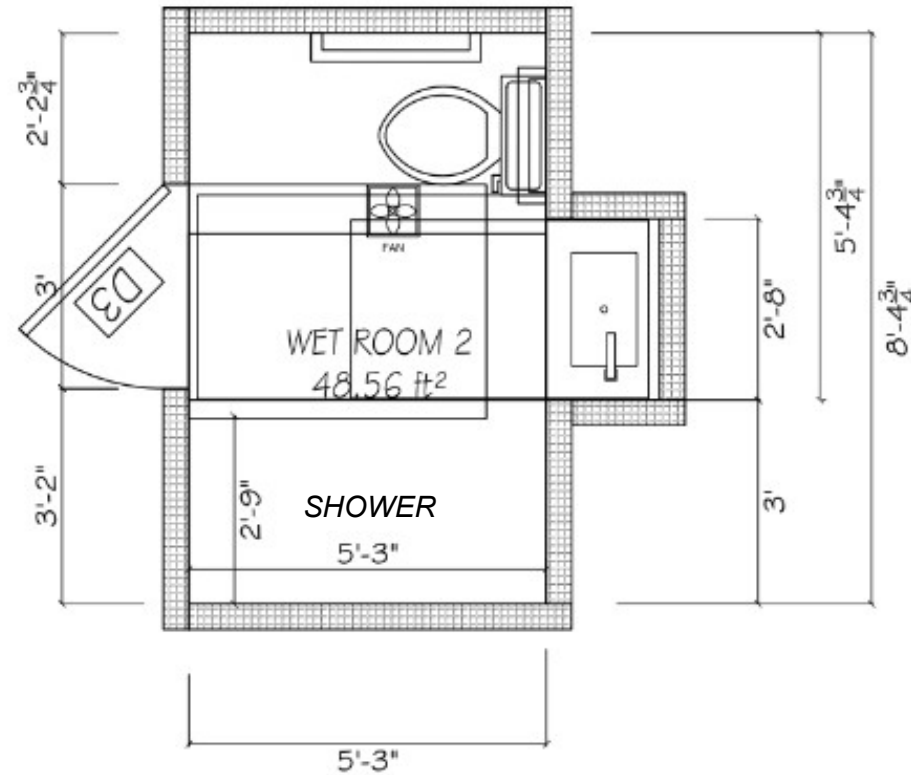


Minimal Size Washrooms

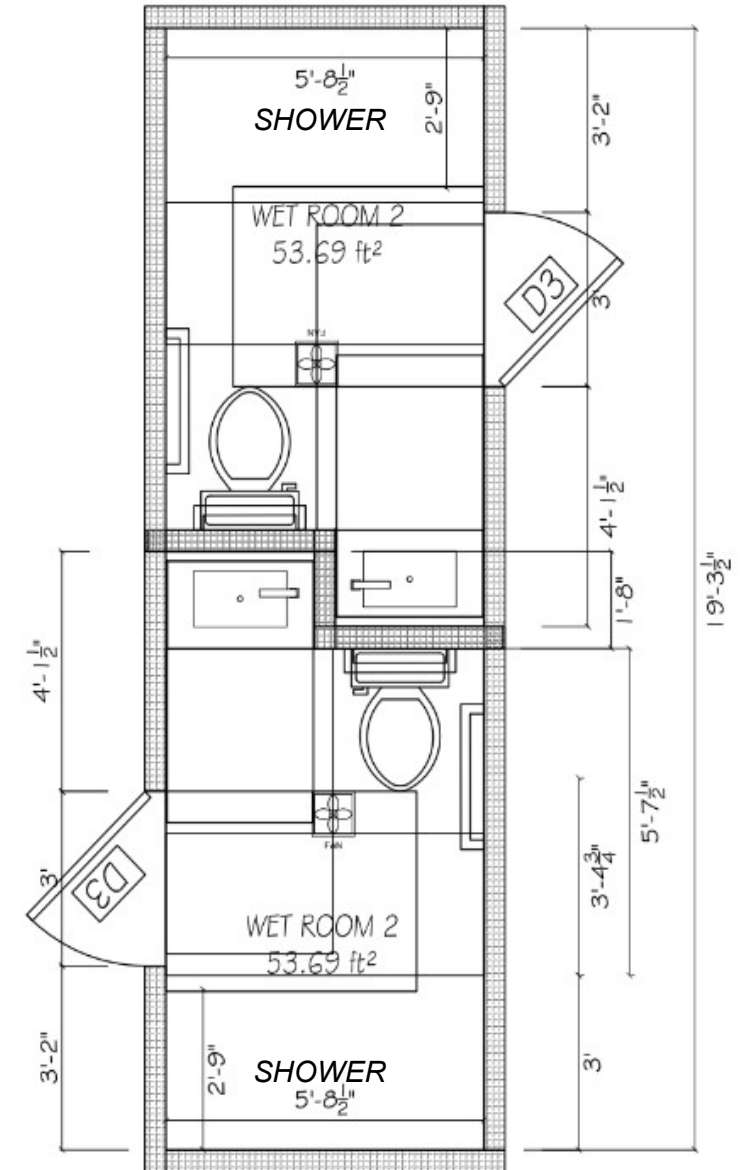
- Typical Washrooms - 35 to 40 ft²
- Single Washroom - 48 ft²
- Double Washroom - 100 ft²



Typical Washrooms



Single Washroom



Double Washrooms

Kitchen Cost Analysis

To build an accessible space there is a combination of free and premium cost features.

Free Design Choices

- Colour of finishes (Contrasts)
- Layout of the space
- Heights of elements

Design Choices with Cost Implications

- ADA appliances
- Additional Electrical (plugs and lights)
- Roll-Under cabinetry



10 No Cost Design Features

**GREAT DESIGN
CONSIDERATION
EARLY IS A MUST**



**50mm Deep Handle
Depth**

**FISHER & PAYKEL
Raised Dishwasher
Drawer**



**TORLYS
smart floors
Slip-Resistant Flooring**

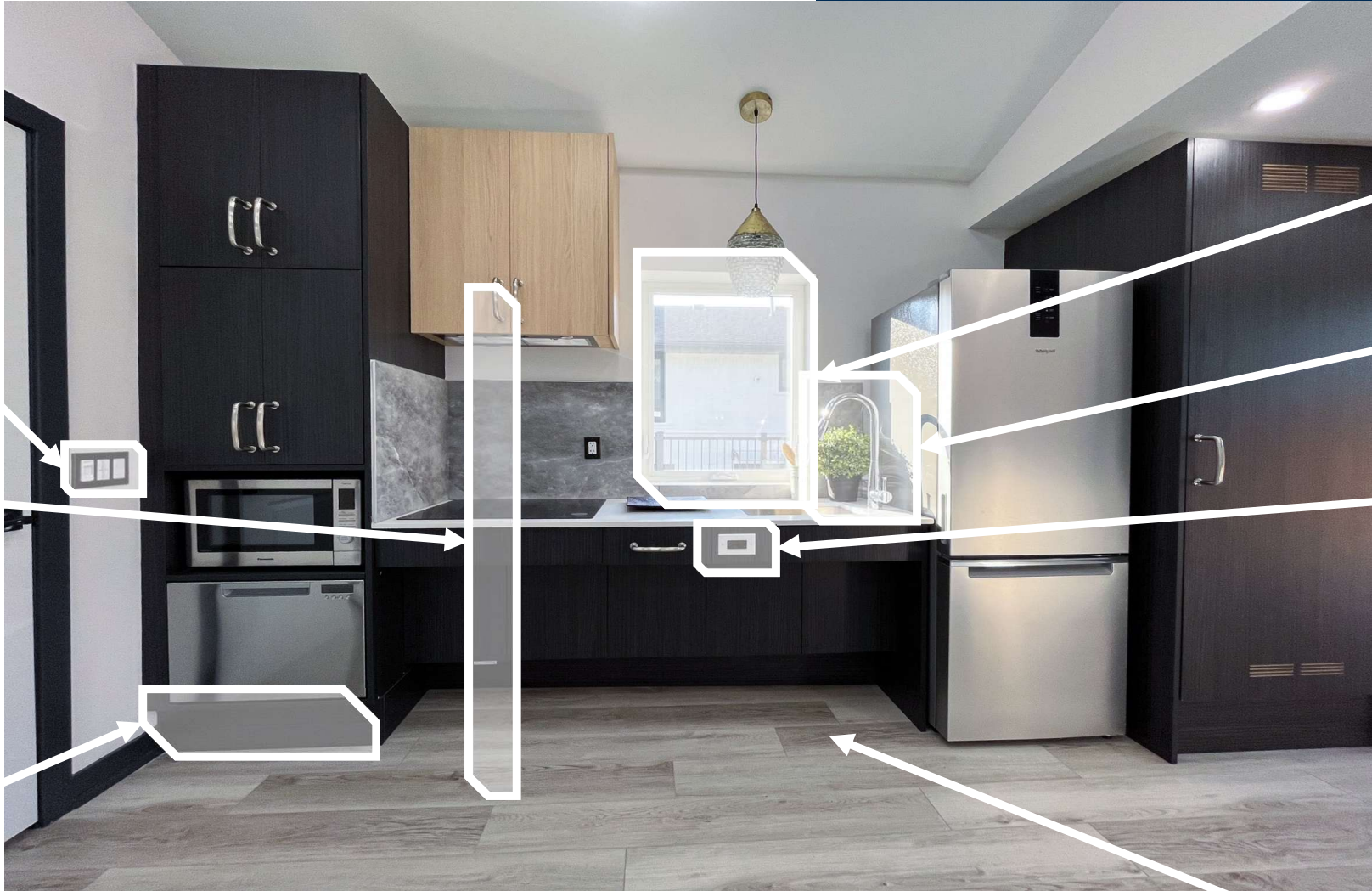


Bottom Freezer

**Drain Protection from
Burns**

PURCHASE

11 No Cost Design Features



Lowered Light Switch Height

High Contrast Finishes

MOOZA
wood arts

Raised Kickplates

Lowered Window Height

MOEN
Side Mounted Taps with lever controls

High Contrast Switch and Outlet Cover Plates

Low Glare Finishes

DESIGN

12 Accessories & Appliances

SEEK OUT
ALTERNATIVE
PROCUREMENT TO
SAVE COST AND TIME



Pull-Down Shelving

\$350

Panasonic

3-in-1 Oven/Microwave

\$400



5" Shallow Kitchen Sink

\$50



ADA Compliant Cooktop

\$400

NEW APPLIANCE CHOICES IMPORT PURCHASE

*Costs shown are the additional upgrade cost compared to a traditional kitchen

13 Construction Costs

Increased Lighting

\$150

BROAN

Remote Switch Control for Exhaust Hood

\$125

Additional Power Outlet at Front of Cabinets

\$125

MOOZA
wood arts

Roll-Under Cabinetry

\$2,900



Total Kitchen Costs

Traditional Kitchen
\$12,600 (with appliances)

Accessible Kitchen
\$17,100 (with appliances)

\$4,500 Upgrade Cost

*Costs shown are the additional upgrade cost compared to a traditional kitchen

Washroom Cost Analysis

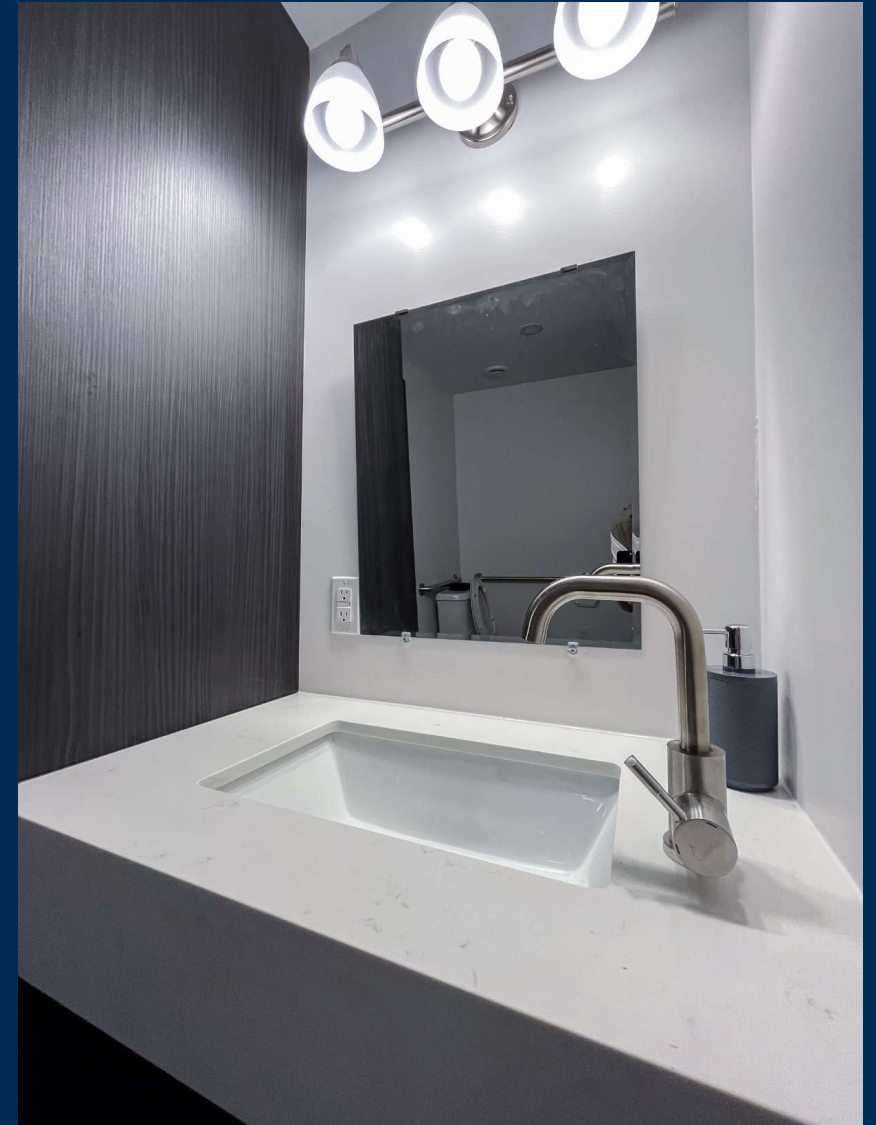
To build an accessible space there is a combination of free and premium cost features.

Free Design Choices

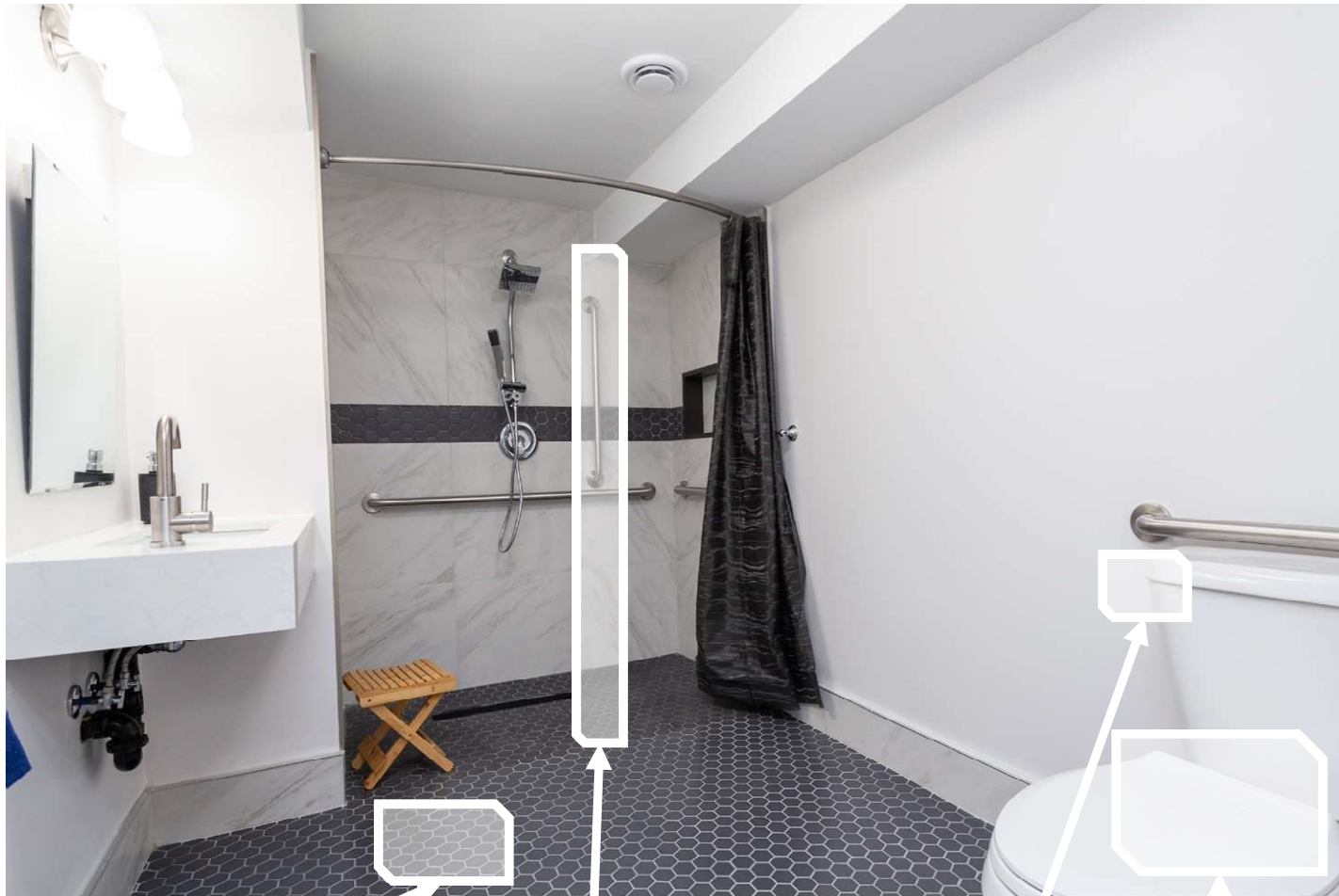
- Selection of fixtures and finishes
- Layout of the space

Design Choices with Cost Implications

- Threshold Free shower
- Grab Bars and blocking
- Roll-Under sink



Accessible Washrooms



olympiatile+stone

Slip-Resistant tiles

High Contrast Tile Colours

American Standard

Toilet Flush Lever on correct side

ADA Toilet height



Confidential Memorandum

Tilted Mirror

MOEN

Side Mounted Taps with lever controls



Lowered Light Switch Height

Low Glare Finishes

16 Fixtures

Structural Shower Curtain Rod

\$100

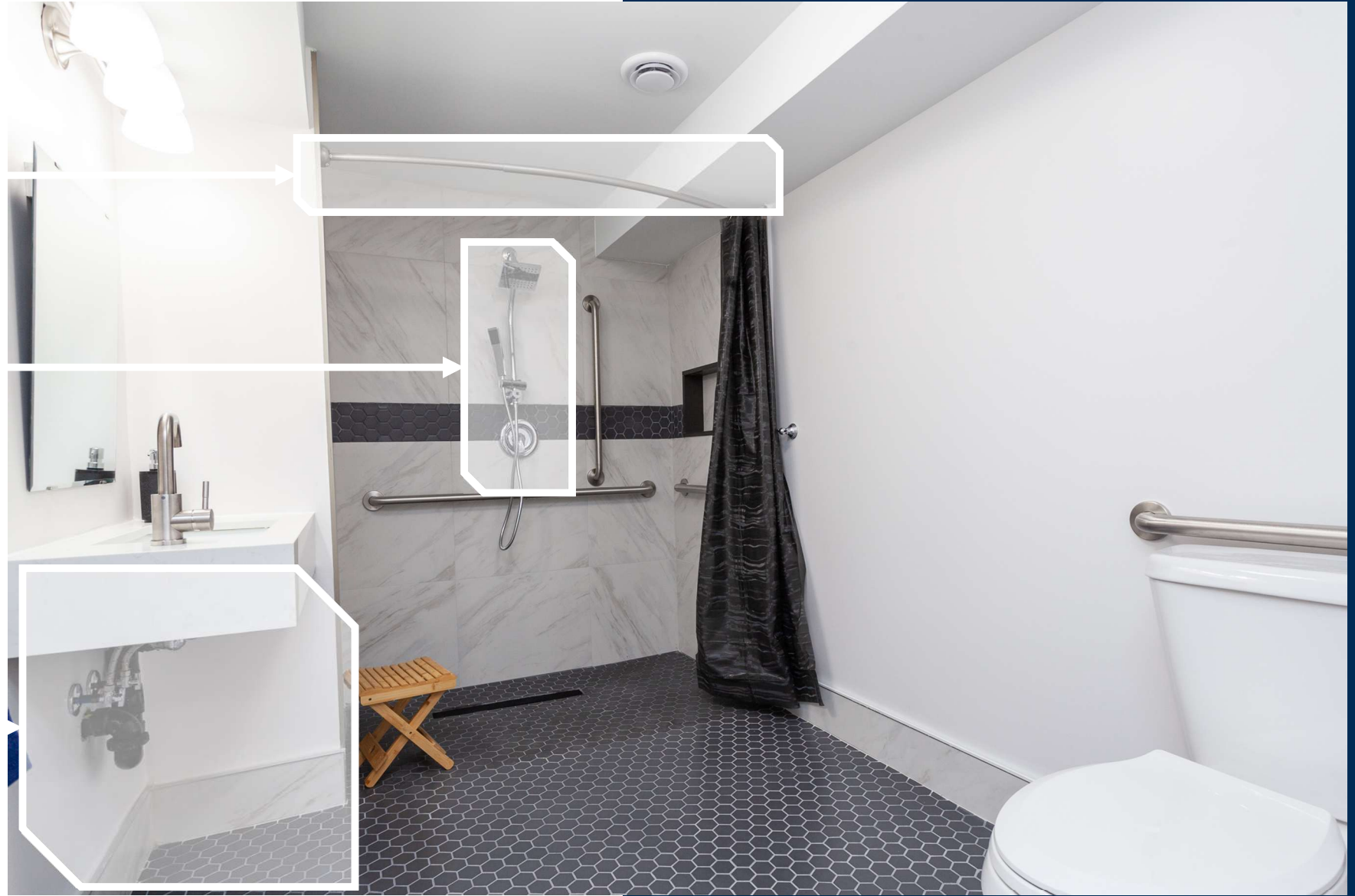


ADA Shower Controls and complaint adjustable handheld sprayer

\$150

Roll Under Sink

\$150



*Costs shown are the additional upgrade cost compared to a traditional washroom

17 Construction Costs



Increased Lighting

\$150



Grab Bars (x6)

\$600



Linear Drain

\$200

Threshold Free Washroom & Shower

\$2,500

Fire Alarm

\$200

Blocking For Future

\$400

Hot Water and Electrical Outlet for Bidet

\$200

*Costs shown are the additional upgrade cost compared to a traditional washroom

Washroom Summary



Total Washroom Costs

Traditional Washroom
\$5,000 (with tub)

Accessible Washroom
\$9,650 (hard costs)

\$4,650 Upgrade Cost

Additional Space Allocation (15 ft²)
\$15,000 (@ \$1,000/ft²)

\$19,650 Total Upgrade Cost

19 Living Room



Increased Lighting

Wider Doorways

High Contrast Switch and Outlet Cover Plates

Lowered Light Switch Height

Lowered Window Height

High Contrast Finishes

TORLYS
we make flooring better

Slip-Resistant Flooring

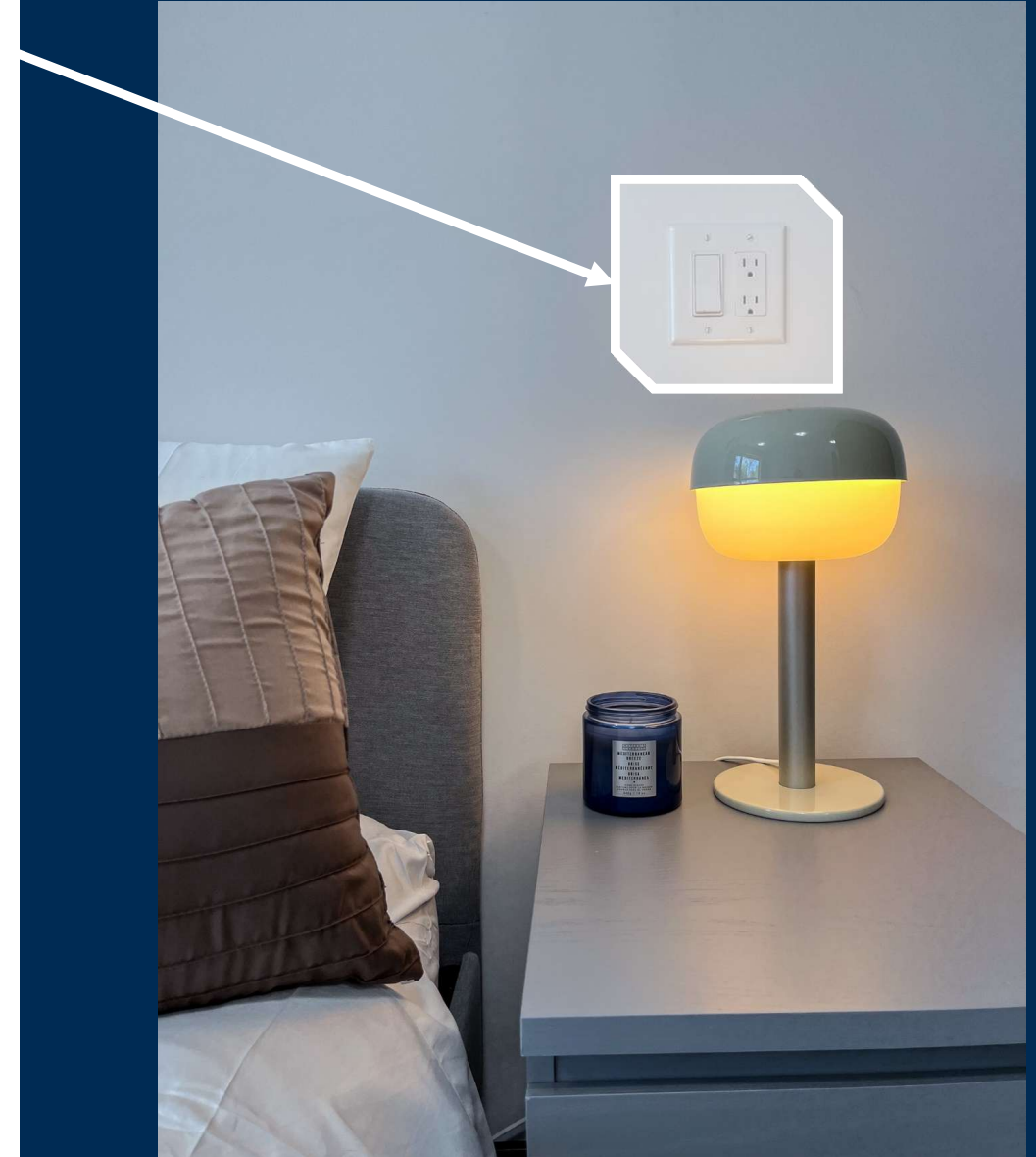
20 Bedroom

Penguin Living

Confidential Memorandum

Lowered Window Height

Second Light Switch at Bed



21 Bedroom

High Contrast Finishes

Increased Lighting

Pull-Down Closet Bar



Lowered Light Switch Height

TORLYS
smart floors

Slip-Resistant Flooring

Confidential Memorandum



Accessible Suite Upgrade Costs Summary

Traditional Kitchen

\$12,600 (with appliances)

Accessible Kitchen

\$17,100 (with appliances)

\$4,500 Upgrade Cost

Traditional Washroom

\$5,000 (with tub)

Accessible Washroom

\$9,650 (hard costs)

\$4,650 Upgrade Cost

Additional Space Allocation

Per Washroom - 15 ft²

\$15,000 (@ \$1,000/ft²)

\$15,000 Upgrade Cost

1, 2, & 3 Bedroom Suite
(1 Accessible Washroom)

\$24,150 Total Upgrade Cost

Product Procurement

Pull Down Shelves



Market Price

\$1,918.62

amazon

Penguin Living Price

\$271 each

Alibaba.com

\$1,647.62 Savings

Shallow Kitchen Sink



Market Price

\$595



Penguin Living Price

\$87 each

Alibaba.com

\$508 Savings

Pull Down Clothes Bar



Market Price

\$253.99

amazon

Penguin Living Price

\$32 each

Alibaba.com

\$221.99 Savings

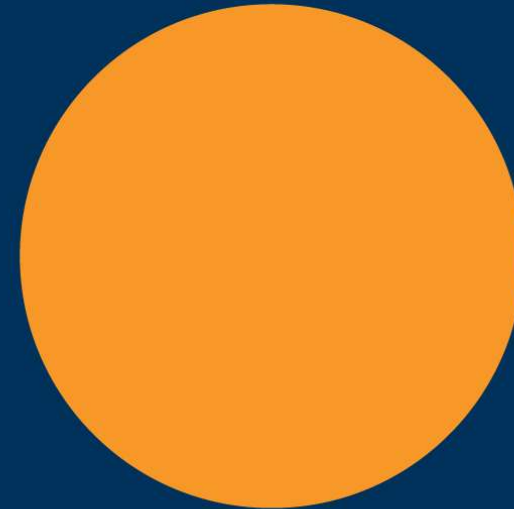
\$2,821.58 Savings for a 2 Bedroom Apartment

86% SAVINGS.



Penguin
LIVING

Thank You



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