



The Bridge Youth & Family Services  
**Youth Recovery House**

Conceptual Building Program

October 08, 2019



**PROJECT DESCRIPTION:**

- The Youth Recovery House is a place of solace, healing and recovery for (up to 16) young people experiencing problematic substance use.
- The Youth Recovery House will create the conditions for residents to embark of on a process of change, which will improve their health and well-being, their ability to direct their own lives, and inspire them to reach their potential.
- The Youth Recovery House will employ interventions that reflect the multi-dimensional nature of addiction and will impact the physical, social, environmental, psychological, cultural and spiritual circumstance of participants.
- The program will enable youth to foster healthy relationships and be reconnected with themselves, the community, with nature, and with those who genuinely care for their well-being.

**PROJECT DESIGN:**

To provide a home away from home where youth can focus on self-improvement by way of building connections. The design of the House can work to promote self-growth by focusing on **CONNECTING** the youth to themselves, their allies, and nature. The design considerations noted below speak to ways that these connection themes can be woven into the architecture and design of the house.

CONNECTION THEME	OBJECTIVE	BUILDING DESIGN CONSIDERATIONS
<b>Themselves</b>	The house will promote self growth by encouraging the development of both social and life skills. Social skills aim to be strengthened by healthy interaction with in-house community. Life skills can be learned by way of education and arts programming.	<ul style="list-style-type: none"> <li>– Bedrooms to allow for self-expression and creativity.</li> <li>– Learning and creative spaces to be easily accessed and inviting.</li> <li>– Planning to promote collision spaces for informal interactions.</li> <li>– Spaces for separation and solitude.</li> </ul>
<b>Allies</b>	In order to help the youth build their confidence and trust, the house will encourage positive interaction with family, friends, staff, and volunteers, and the youth community.	<ul style="list-style-type: none"> <li>– Areas for small, medium, and large groups to comfortably meet ranging from seating &amp; reading nooks to the large great room.</li> <li>– Entry and family rooms to feel comfortable, inviting and be an extension of the house identity.</li> </ul>
<b>Nature</b>	The house will be an instrument of healing through eco-therapy and regional awareness. The youth will be enticed and encouraged to be more at one with, and in, nature.	<ul style="list-style-type: none"> <li>– Interior space to seamlessly flow to the exterior to blend the outside in and reinforce connections to nature.</li> <li>– Fitness and activity promoted both inside building and outside.</li> <li>– Sustainable design embedded into building systems and envelope. Energy savings and strategies put on display for youth.</li> </ul>



Room / Area	In Room Element / Area	Room Function & Workshop Notes	Design Ideas & Equipment + Furniture Requirements	Floor Areas & Adjacencies	Hours of Use & # of Occupants
Entry & Lobby		This area is where families and guests first enter. It should be warm, inviting, and non-institutional and a space that reflects the values of the house.	Natural materials, full height glazing, high ceilings, skylights, living wall, comforting signage and artwork.	Proposed Area: 300 sf total area	Typical access during office hours
	Entrance / Front Door	Drop-in/walk-in visits will be infrequent. Service provider visits will be scheduled. Front doors access will be controlled with doors on card readers complete with door bell.	Weather protected by either canopy or entry forms part of recess in exterior wall with roof overtop.		
	Waiting Area	Space where family can gather and wait. A calm area with the sound of water running.	Living wall with irrigation and signage. Chairs and side tables.		
	Reception	To be off on one side to allow for focus on welcome area.	Work area for one person. Desk should be table-height and non-imposing.		Desk will be staffed during work hours.
	Welcome Area	Informal space for initial meeting and check-in. Staff to meet guests with tablet.	Centred in room, denoted by feature ceiling and/or floor finish. Upholstered chairs and coffee table.		
	Universal Washroom	To be used by non-guests and staff.	Need for baby change table.		
	Smoker's Gazebo	Exterior element to allow for the "last smoke" for guests.	Nicely landscaped, buffered from, but visible from entry.		
Intake Room		Small and intimate and non-threatening. Bag searches to be performed in this room.	Glazing along shared wall with entry. Safety door to allow for second exit.	Proposed Area: 150 sf	
	Meeting Table		Table and chairs (4 max.)		
Family Room		Room is on public side of building and is where family and allies can meet with youth. Room is where family, life skills and communication skills are practiced.	Cozy furnishings and finishes.	Proposed Area: 250 sf	One family.
	Family Area	Comfortable and flexible gathering space for house guest and family.	Coffee table & couches for seating for 8. TV hidden in cabinets.		
	Kitchenette	Serves room as well as reception area.	Lower and upper cabinets. Microwave and bar fridge and sink.		



lots of wood & artwork



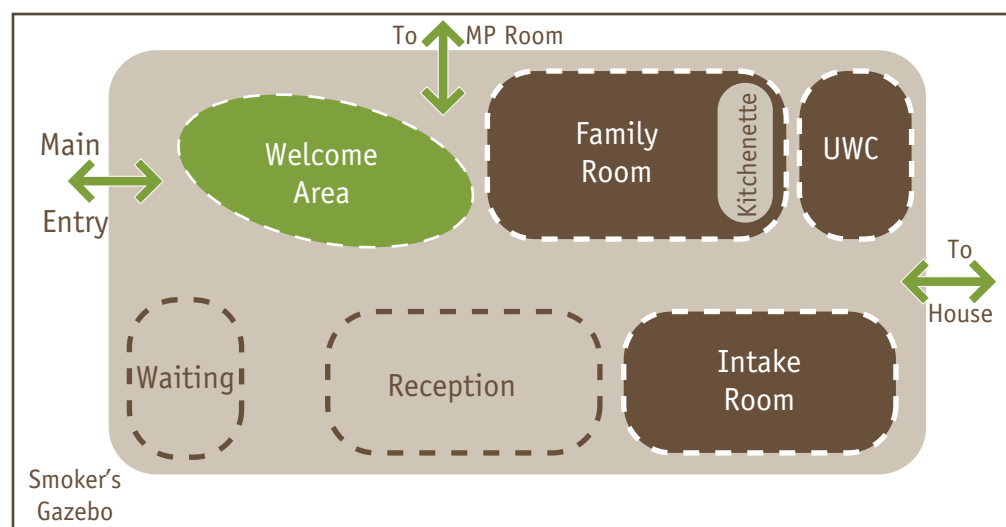
large rug & funky furniture



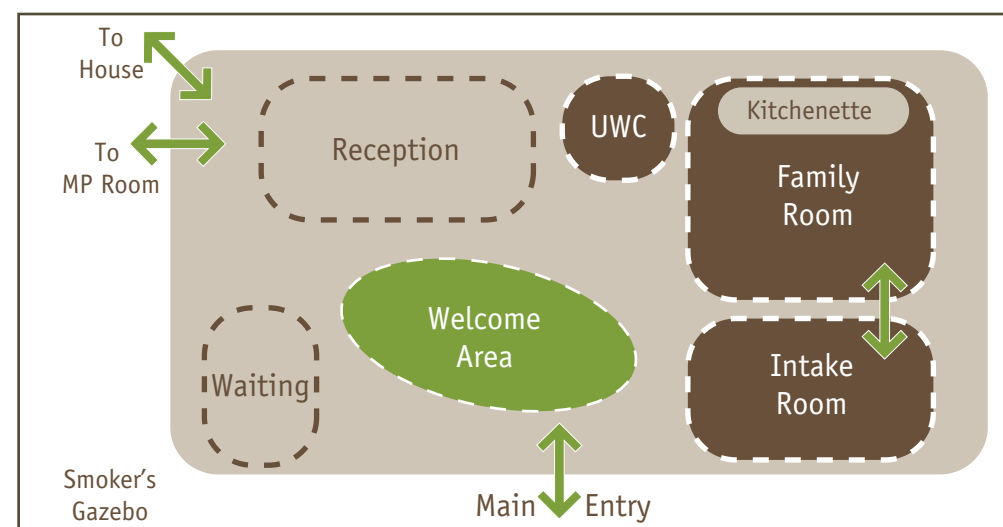
homey furnishings & lots of plants



natural materials & soft seating

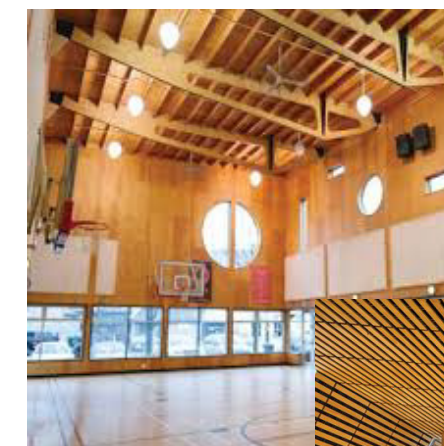


space planning diagram - option 1



space planning diagram - option 2

Room / Area	In Room Element / Area	Room Function & Workshop Notes	Design Ideas & Equipment + Furniture Requirements	Floor Areas & Adjacencies	Hours of Use & # of Occupants
<b>Multi Purpose Room</b>		Room serves as classroom, large group meeting/conference room, staff boardroom (programming dependent). Room could open out to outdoor learning area.	Good light, open and airy, built in storage. Access from both non-guest and guest sides of house. Lots of glass facing both outside. Glazed door and sidelight to allow view in from house.	Proposed Area: 600 sf Main corridor	16 house guests + 4 instructors.
	Classroom Area	Room to be inspirational and promote learning.	Flexible furniture: tables, stool and chairs, no desks.		Licencing Requirements min. 2sm (21.5 sf) per person x 16 = 344sf
	Storage & Presentation	TV and/or projector area as part of built in storage.			
	Outdoor Learning Area	Open area to allow for group to be outside to learn and create.	Access of classroom by way of glazed garage door. Semi circular amphitheatre "rings", either as tiers or patterns in flat surface, could form the basis of design. Benching built in to support learning and creative activity.		
<b>Music &amp; Arts Room</b>		Room should act as a vehicle of self growth.	Design to promote learning and creativity. Glazing to outside and sound-controlled walls.	Proposed Area: 300 sf Main corridor	8-10 people.
	Display & Work Area	Space for artistic teaching and production.	Armless chairs & hard flooring.		
	Storage & Sink		Storage wall of cabinets and counter. Tall cabinets for equipment storage. Art sink and clean-up area.		
	CPU Counter		Music mixing, sound editing, and DJ programs. Digital arts programs.		
<b>Fitness Room</b>		Room serves as fitness area, yoga area, and weight room. Room should be highly visible, attractive and enticing. Room could open out to outdoor fitness area (sport court).	Lots of glass complete with privacy film. Sports flooring. No free weights. TRX, ellipticals, punching bag, yoga mats, cable machine.	Proposed Area: 300 sf Main corridor	Graduated access (guests have different levels of access during their stay).
	Open Area	Flexible space			
	Outdoor fitness area	Outdoor sport area	Could be connected to fitness room by a glazed garage door. Basketball hoop(s).		
<b>Quiet Room</b>		Intimate room for house guests to reflect, or calm down, in. Room for meeting privately with elders - smudging area & sprinklers required.	Round or elliptical in shape. Natural floor and wall finishes. Comfortable chairs & floor cushions - unbreakable furniture. Calming music. Easy to clean.		



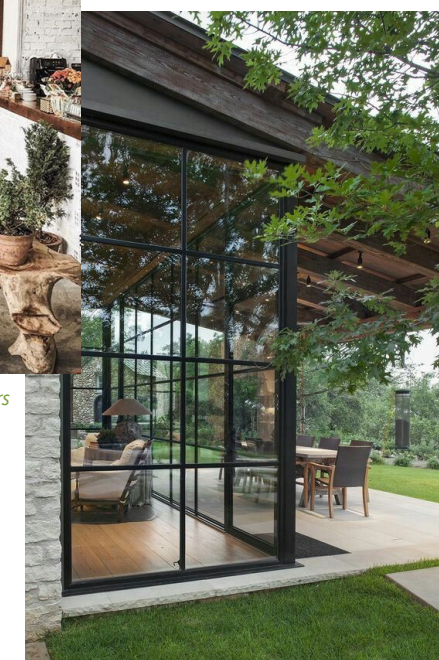
windows into fitness room



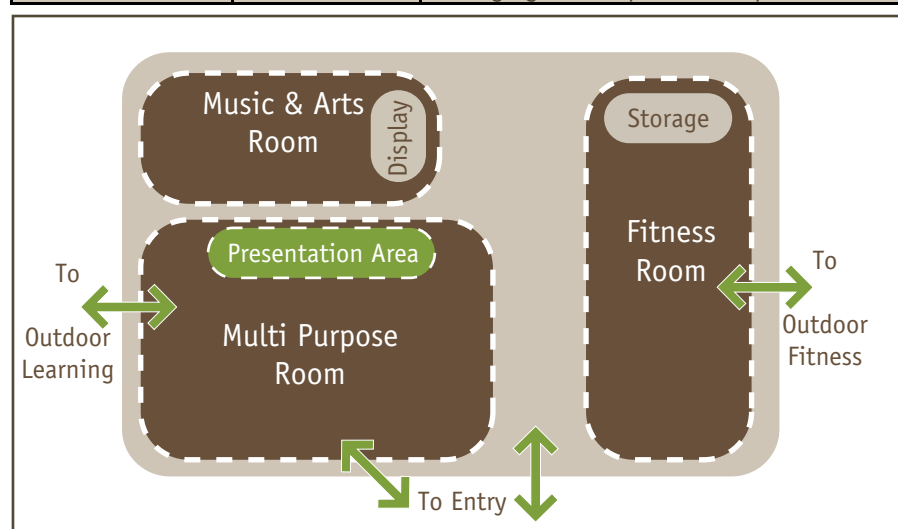
wood ceilings & great views



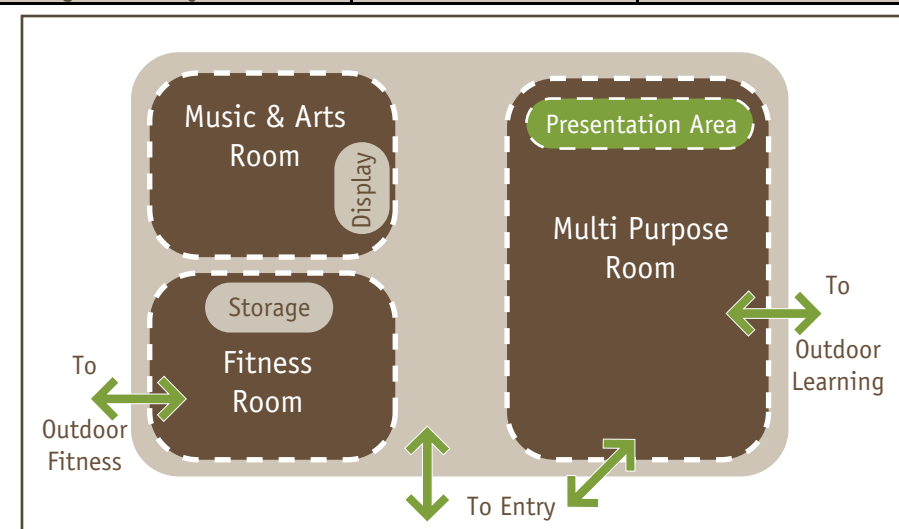
natural furnishings & textured floors



lots of windows & inviting outdoor area

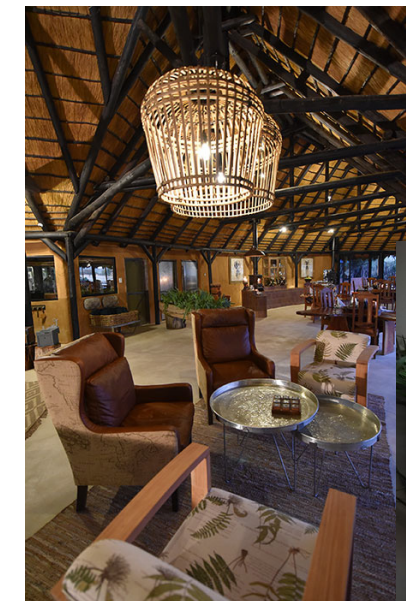


space planning diagram - option 1



space planning diagram - option 2

Room / Area	In Room Element / Area	Room Function & Workshop Notes	Design Ideas & Equipment + Furniture Requirements	Floor Areas & Adjacencies	Hours of Use & # of Occupants
Great Room		This area is the heart of the home. It is made up of the living room, dining room, and kitchen area. It should be located to encourage youth to gather, stay, and play.	Room to be planned to allow for large group to feel comfortable and at home but not feel so large to be uninviting. Living room to have less windows to allow for sense of enclosure and calmness.	Proposed Area: 800 sf total area	
	Dining Room	Space where the entire house population can come together and share a meal.	Two community tables (each seats 12) – each can be broken up into 2 smaller tables.	Licencing Reqs: min. 2sm (21 sf) per person	Scheduled so that all 16 guests eat at once – with max. 8 staff.
	Living Room	Fireplace is the focal point of great room.	Comfortable couches and tables. Ceiling mounted projector screen - hidden from view most times.		
Games Area		Area off of great room for stand-up games (foosball, ping pong). Area also to house media (play stations) for gaming.			
	Media Area	Area off living room for digital gaming.	Partially walled but visible from great room. Console games: Xbox, Playstation.		
	Games Area	Area off living room for digital gaming.	Stand-up games: fusbball, ping pong.		
Practice Kitchen		Large residential style kitchen as part of great room. Uses to include staff baking for youth, youth preparing snacks and meals, potential for smaller youth groups to make meals for larger group.	Lots of natural light, airy and inspiring. Large island for easy interaction during meal preparation.	Proposed Area: 200 sf	
	Cooking Area	Size and number of meals being prepared here depends on commercial kitchen size and location.	1 appliance suite – 2 toasters.		
	Serving Area		Large island with seats for 8-12.		
	Pantry				
Patio / Outdoor Living Room		Patio area off great room would be a place for gathering and lounging outside.	Covered by a roof it would be an extension of the great room when doors are opened up.		
Celebration Area		TBD – site specific.	Celebration area is envisioned to be distinct from Multi-Purpose room and will have direct access to outdoors.		



wood furnishings & low level lights

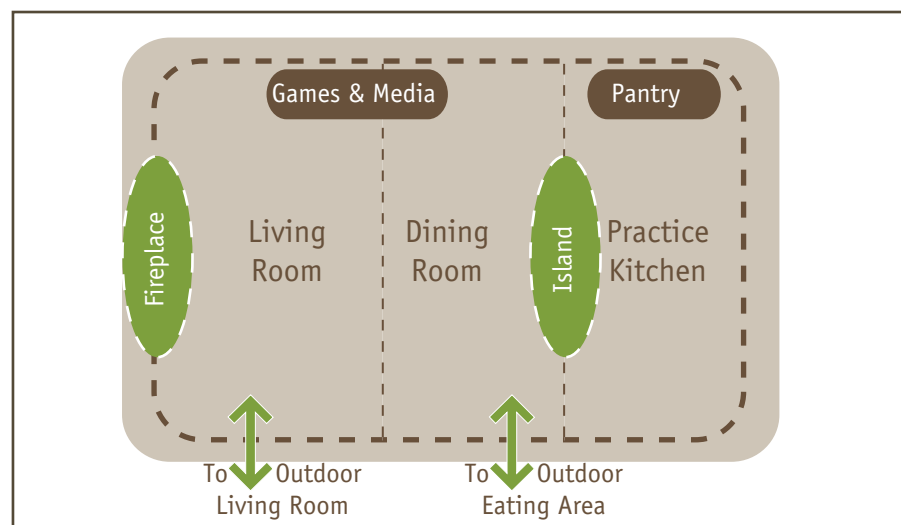


exposed structure & feature lights

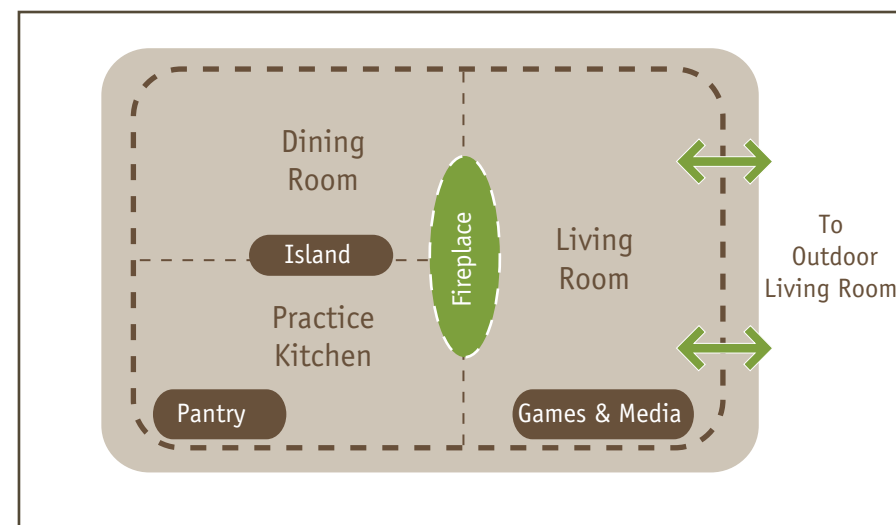
large windows & lots of plants



funky signage & bench seating



space planning diagram - option 1



space planning diagram - option 2

Room / Area	In Room Element / Area	Room Function & Workshop Notes	Design Ideas & Equipment + Furniture Requirements	Floor Areas & Adjacencies	Hours of Use & # of Occupants
Bedrooms		Rooms to be able to be made "into their own" (youth feedback). Acoustics for walls and door to allow for staff to hear medium to loud conversation and crying. Rooms to have tack boards or writable wall surfaces.	Tall (floor to ceiling), narrow windows work to admit lots of light while and make smaller spaces feel larger. They also allow for more wall area for personal effects and furnishings.	Proposed Area: 2,000 sf	Initial Plan dimensions: 10-6"W x 11-6"L (7'-6"W at doorway)
	Sleeping Area	Licensing requirements: Window must be easily opened or air conditioning is provided. Window coverings must be provided that can block out light.	Indestructible and natural elements for finishes, with (no exposed jointing). Exposed wood structure for ceilings. Long single beds (or double bed?). No elements that can be pulled off walls or broken easily: no hooks, recessed lights, heavy furniture. Bay window with built in window seat that flips up with storage below. Mirror on outside of door, doors could be painted colours. *excludes door swing and closet and dresser. Closet to be min. 0.5m (5 sf)	Licensing requirements: Usable* floor area for rooms that do not require a mob.aid: -8sm (86 sf) for 1 person -14sm (150 sf) for 2 person	16 required Design to allow for: -one 2 double (bed) room -fifteen single (bed) rooms.
	Shared Bathroom	Licensing requirements: Must be shared by same gender.	Prefab shower units (5' x 3') with built in bench	Proposed Area: 50 sf Proposed UWC: 75sf	Design to allow for: -Seven non-accessible washrooms -Two universal washrooms (UWC)
Bedroom Hallway		Design should allow for clear sightlines to each room and shared washroom door. Nooks and soft spaces can be created near bedrooms to promote collisions and offer area of quiet reflection.	Not a hospital or hotel hallway – needs to be unique, open, and inspiring. No partitions that could obstruct views.	Proposed Area: TBD on bedroom layout.	
	Nooks	Nooks moved to opposite side of house desk.	Furnished with lounge like furniture.		
	House Desk	Circular desk to allow for views to bedrooms on either side. Max distance of view to bedroom approx. 40 feet	Central location for supervision and security. Desk design to be sensitive to the need to promote "casual surveillance". It will represent on a small scale the balance of opposing forces of containment and freedom the overall house design will strive toward.	Proposed Area: 250 sf	



personalized bedrooms



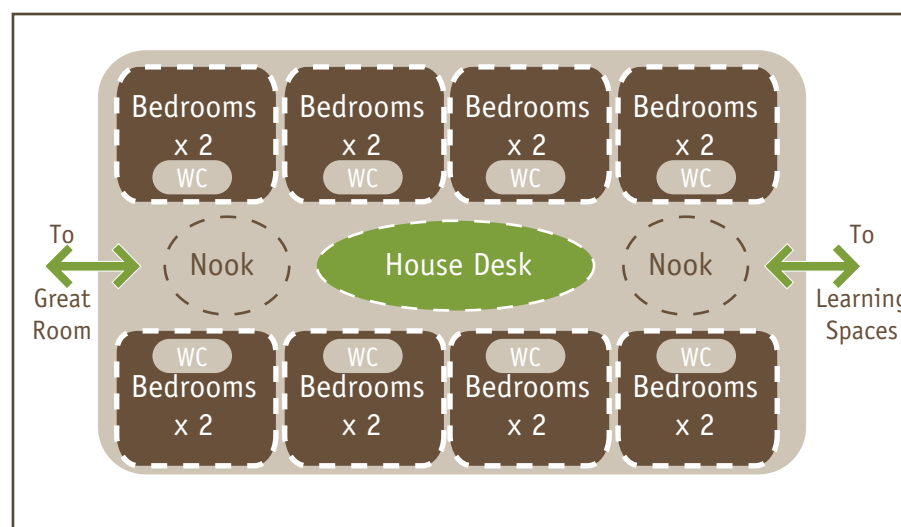
plants & lights



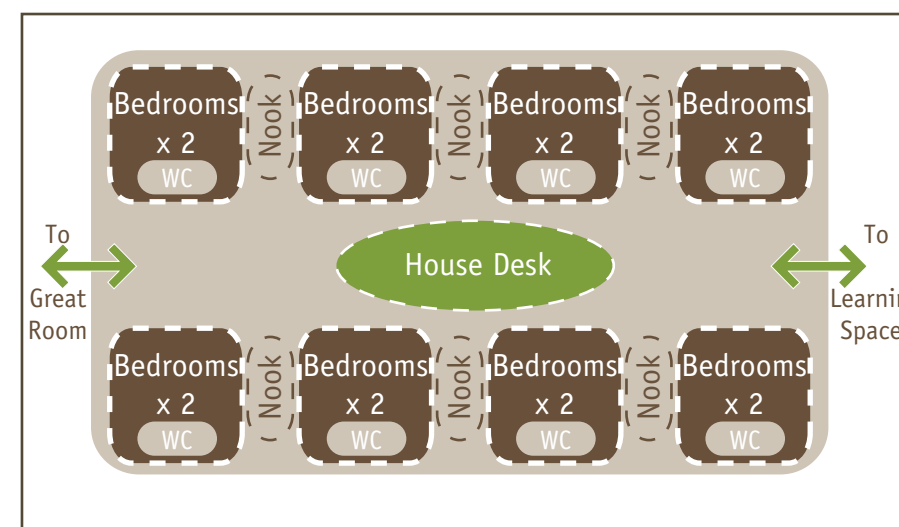
wood furnishings & wall coverings



wood ceilings & artwork



space planning diagram - option 1



space planning diagram - option 2

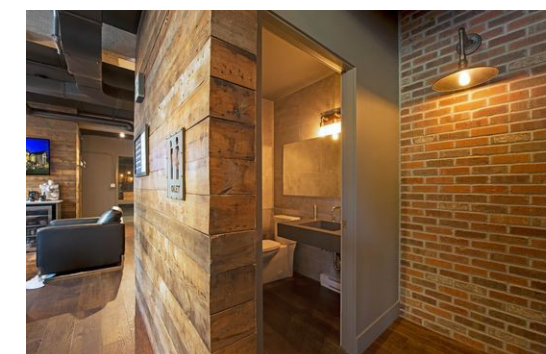
Room / Area	In Room Element / Area	Room Function & Workshop Notes	Design Ideas & Equipment + Furniture Requirements	Floor Areas & Adjacencies	Hours of Use & # of Occupants
Counselling Rooms		Counselling office to be large and open rooms with a small office desk/work area within. Reconfigurable furniture to allow for different types of interactions/counselling techniques.	5 chairs with arms and a coffee table. Solid wood doors with glazed sidelights. Desk area to house 1 computer workstation and file cabinet.	Proposed Area: 600 sf 4 x 150 sf	
Staff Work Spaces	Offices	Manager office x 1 (9am - 5pm) Support staff office x 2 (1pm - 9pm) Recreation staff office x 1 (11am - 7pm) Guest office x 1 Future office x 1		Proposed Area: 125 sf x 6 offices = 750 sf	
	Meeting Area / Room	Meeting room x 1 Seating for 8-10 at table.		Proposed Area: 150 sf	
	Open Work Area	Informal open meeting / working area (similar to Enterprise location) with TV/projection screen.	Ponywalls defining space. Comfortable and reconfigurable furniture.	Proposed Area: 150 sf	
	Kitchenette	Microwave, sink, fridge. Upper and lower cabinets. Dining area for 4.		Proposed Area: 150 sf	
	Staff Washrooms	2 universal washrooms, 1 with an accessible shower stall.		Proposed Area: 150 sf	
Support Spaces	Storage Room	Sufficient room to house long term storage items (Christmas decorations). Lockers for staff.		Proposed Area: 150 sf	
	Linen Room	Storage for clean linens and towels.		Proposed Area: 750 sf	
	Guest Laundry Room	2 washer, 2 dryer - high end residential models.		Proposed Area: 100 sf	
	Janitor Room	Housekeeper's desk in room. Mop sink and shelving for cleaning supplies. 1 washer, 1 dryer - high end residential models. Dirty laundry storage area.		Proposed Area: 50 sf	
Medical Office			2 computer workstations. Fridge, file cabinet, medical exam bed.	Proposed Area: 200 sf	1 guest and 2 staff max. Doctor visits as req'd.
	Washroom		Toilet and sink in powder room within the room.	Close to house desk	



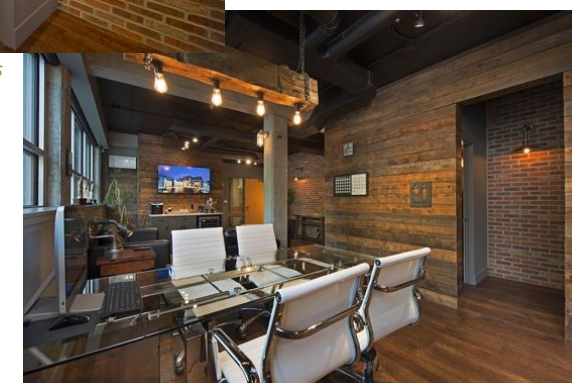
lots of windows & high ceilings



masonry walls & wood accents



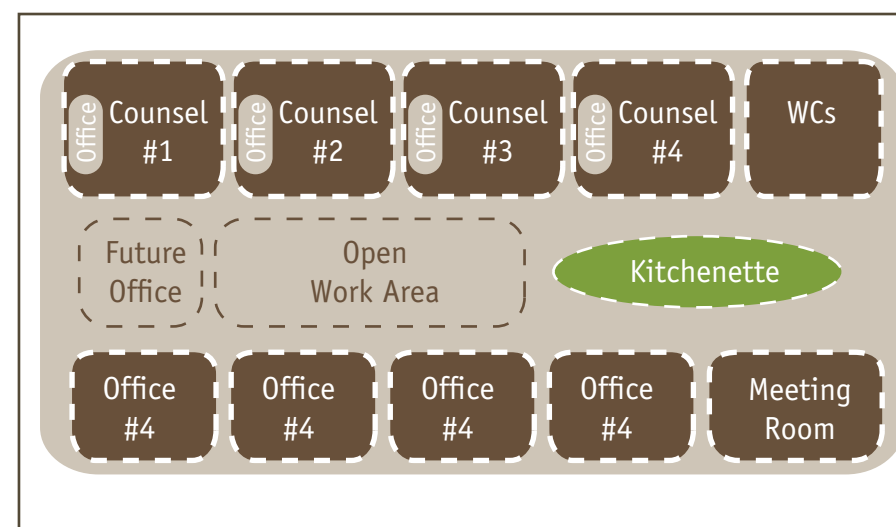
wood cut walls & floors



industrial lights & exposed ceilings



space planning diagram - option 1



space planning diagram - option 2