Department of Veterans Affairs

Office of Construction & Facilities Management

designguide

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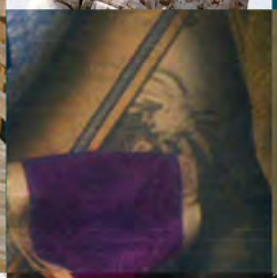
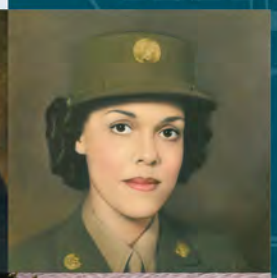
COMMUNITY LIVING CENTERS





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Preface

COMMUNITY LIVING CENTERS

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Definitions

Adjacency Matrix:	A diagram illustrating the relative proximity of each workspace to other workspaces.
ADL:	Activities of Daily Living: Basic activities individuals need to perform to live independently and include bathing, mobility, grooming, dressing, eating, and toileting.
Alzheimer's:	Dementia of the Alzheimer's type is the most common form of dementia (accounting for at least 50 percent of cases) and is characterized by a gradual onset of symptoms, with progressive intellectual deterioration and decline in ability for self-care over a period of several years.
Average Daily Census:	A unit of measurement of productivity; the average number of residents receiving inpatient care each day during a specific period.
Bariatric:	(As defined per VA TIL) a bariatric patient is anyone who has limitations in health due to physical size, health, mobility, and environmental access (Bushard, 2002). For using VA assessment form and bariatric algorithms, VA defines bariatric as individuals exceeding standard capacity equipment (300 lbs) with a BMI of 50.
Circulation Area:	Entrances, vestibules, corridors, passages, elevators, escalators, stairs, etc; included in gross areas and excluded in net areas.
Community Center:	A facility supporting no more than twelve (12) homes and provides various common use areas for CLC Neighborhood members and support areas as may be required to support the operational model of the Neighborhood.
Community Living Center (CLC):	Formerly known as VA Nursing Home Care Units, VA CLC's are designed to care for residents with short and/or long-term care needs.
Correlated Color Temperature (CCT):	Describes the degree to which a color appears warm (reddish), neutral (tan) or cool (bluish) and measured in Kelvin (K).
Dementia:	Dementia is a symptom complex characterized by intellectual deterioration (including disturbances in memory as well as impulse control, language, spatial abilities, judgment, etc.) severe enough to interfere with social or occupational functioning.
Eden Concept:	A vibrant living habitat in which residents are given the opportunity to show their care, love, and concern for other living things.

Definitions (cont'd)

Essential Electrical System (EES):	A system comprised of alternate sources of power, all connected distribution systems, and ancillary equipment, designed to ensure continuity of electrical power to designated areas and functions of a health care facility during disruption of normal power sources, and designed to minimize disruption within the internal wiring system.
Geriatric Research Education & Clinical Center (GRECC):	The GRECC program was conceived in 1973 to focus on aging as a special interest for VA. The purpose of GRECC's is to give visibility to the study of geriatrics or diseases of the elderly, and the study of the aging process-gerontology. GRECC's support a multi-disciplinary approach to research, education, and clinical care.
Gross Square Feet (GSF):	Total building gross areas measured from exterior faces of exterior walls.
Home:	A building comprising ten to twelve (10 to 12) single occupied resident bedrooms, with full baths, and all the common areas necessary to accommodate the residents in a residential environment.
Home Office:	A staff office work area.
Leadership in Energy and Environmental Design (LEED™):	Includes a rating system for building design as well as professional accreditation for people working in the design building industry.
Mechanical Area:	Main boiler room and other mechanical and electrical areas; included in gross areas and excluded in net areas.
National Fire Protection Association (NFPA):	Produces a code used in many jurisdictions to define fire protection requirements of building codes. VA uses several of the NFPA codes including NFPA 101, Life Safety Code.
Neighborhood:	A campus of not more than twelve (12) Homes and a Community Center.
Net Area/Net Square Feet (NSF):	The area of rooms or spaces as measured from the inside wall to inside wall and assigned to functional use by occupants.
Rehabilitation:	Retraining of residents to highest level of function using physical, occupational, and speech therapy.
Resident:	A person residing at a VA CLC or SVH.

Definitions (cont'd)

Resident Centered Care:	Care delivery model that focuses care resources around the individual resident. Essential services are near or are brought to the resident.
Residential Model:	Design philosophy based on incorporating elements of home and minimizing institutional aspects.
State Veterans Homes (SVH):	A program that includes nursing homes, domiciliary, and adult day health care which are owned and operated by the states
Task Lighting:	Specific types of lighting directed to specific/individual areas or surfaces (such as countertop, chair, or desk). Rather than providing general illumination for a whole room, task lighting may provide a work light for a desk, reading light for a chair, and general ambient lighting for a couch area. The type of light and its placement is based on an areas use. Lights for each area are controlled individually so the unused areas do not need to be lit until necessary. USGBC energy efficiency requirements for LEED Certification call for individual controls for task lighting.
United States Green Building Council (USGBC):	The United States Green Building Council is a national coalition of leaders in the building industry that developed the LEED™ system.
VA-SEPS:	Acronym for Space and Equipment Planning System, a digital tool developed by the Department of Defense (DoD) and the Department of Veterans Affairs to generate a Program for Design (PFD) and an Equipment List for a VA healthcare project based on specific information entered in response to Input Data Statements. SEPS II, the current version, incorporates the propositions set forth in all VA space planning criteria chapters. SEPS II is designed to aid healthcare planners in creating a space plan based on a standardized set of criteria parameters.

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Abbreviations

A	Amps/Amperes
ABA	Architectural Barriers Act
AC/HR	Air Changes per Hour
ACT	Acoustical Ceiling Tile
ADA	Americans with Disability Act
ADAAG	ADA Accessibility Guidelines
A/E	Architectural / Engineering Firm
AFF	Above Finish Floor
AHJ	Authority Having Jurisdiction
AIA	American Institute of Architects
ANSI	American National Standards Institute
ASHRAE	American Society of Heat, Refrigeration & Air Conditioning Engineering
BMS	Building Management System
CLC	Community Living Center
CMS	Centers for Medicare and Medicaid Services
CON	Certificate of Need
CV	Control Valve
DOE	Department of Energy
EES	Essential Electrical System
FC	Foot Candle
FM	Facilities Management
FPS	Fire Protection System
GSF	Gross Square Feet
GSM	Gross Square Meters
GWB	Gypsum Wall Board
HAC	Housekeeping Aides Closet
HATCh	Holistic Approach to Transformational Change
HIPAA	Healthcare Insurance Portability and Accountability Act
IES	Illuminating Engineering Society
IESNA	Illuminating Engineering Society of North America

Abbreviations (cont'd)

ITE	Institute of Transportation Engineers
LEED	Leadership in Energy and Environmental Design
NEC	National Electrical Code
NFPA	National Fire Protection Association
NHCU	Nursing Home Care Unit
NHRA	Nursing Home Reform Act (of 1987)
OBRA	Omnibus Budget Reconciliation Act (of 1987)
OCFM	Office of Construction and Facilities Management
OSHA	Occupational Safety and Health Administration
PG	Program Guide
SCI/D	Spinal Cord Injury/Disorders
SVH	State Veterans Home
TBI	Traumatic Brain Injury
TIL	Technical Information Library provided by the VA online @ http://www.cfm.va.gov/TIL/
USGBC	United States Green Building Council
VA	Department of Veterans Affairs
VACO	Veterans Affairs Central Office
VAMC	Veterans Affairs Medical Center
VAV	Variable Air Volume
VHA	Veterans Health Administration
VISN	Veterans Integrated Service Network
VOC	Volatile Organic Compound
VSO	Veterans Service Organizations

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Foreword

The Community Living Centers Design Guide 2011 signals a significant change in VA's approach to the environment of care for Community Living Center (CLC) residents. It is an extremely important addition to the series of Design Guides for various elements of the United States Department of Veterans Affairs facilities produced by the Office of Construction and Facilities Management. This excellence was achieved with the indispensable input of: Christa M. Hojlo; Gary Fischer; and Dennis Hancher. They gave countless unstinting effort to the creation of this document, which reflects the transformation of the culture of care in VA, discussed by Dr. Hojlo in the Introduction. Their extensive experience in this subject, supplemented by traveling to look at and meet with staff and residents at various private sector Nursing Homes across the country, was further assisted by the experts in the CLC Advisory Group and the consulting services of EBA Ernest Bland Associates, P.C. and HEATH Architecture.

This volume is meant to be a guide, not a code or regulation. It reflects the best practices of care and supporting facility design concepts for creating functional, pleasing, nurturing, and efficient environments for those veterans who reside in VA Community Living Centers or State Veterans Nursing Homes, as well as for those who serve and honor the residents.

The drawings illustrate possibilities, meant to allow deviation, not always to be copied without variation. The guide no longer illustrates double room layouts, as it is VA's strong preference to create only single bedrooms, except for special requirements. The dignity, privacy, and special needs of the individual residents must be paramount. Those who have served the Nation will live in these buildings, perhaps for the remainder of their lives, and deserve no less.

Lloyd H. Siegel, FAIA

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Department of Veterans Affairs

Office of Construction & Facilities Management

1.0 Introduction

COMMUNITY LIVING CENTERS

1.0 INTRODUCTION

1.1 Design Guide Introduction

It is an honor to have participated in the creation of this design guide. It represents an enhancement to the previous guide in which the implementation of the transformation of the culture of care in VA Nursing Home Care, now known as VA Community Living Centers (CLCs) was introduced. This transformation was described as a paradigm shift and contains all of the characteristics of the paradigm shift phenomenon. In the case of VA CLC's, the paradigm shift reflects transforming the driver of care in nursing homes from a medical model where the patient's medical diagnosis is central to a resident-centered model where the care is driven by the needs and preferences of the resident and involves the resident directly in decisions about care.

This guide represents the paradigm shift as it relates to and is influenced by the environment of care through architecture and design principles that support the profound changes in function in these facilities. It is written to provide direction within the context of basic principles of viewing the delivery of nursing home services through a fresh lens. That lens is the lens of the resident that is served in VA CLC's and the State Veterans Home (SVH) Program. We recognize that the term Community Living Centers (CLC) describing what were formerly known as VA nursing homes is unique to VA, however, the reader can assume that when the term CLC is used in this guide, the concepts and requirements are applicable to and inclusive of the State Veterans Home nursing homes.

In order to keep the lens of resident-centered care in focus, VA has identified the HATCh Model (Holistic Approach to Transformational Change; (see Figure 1-1), designed by the Centers for Medicare and Medicaid (CMS) to create a context for the paradigm shift and be able to identify and work on specific elements of the model to implement change. The core elements of the model are: Care Practices, Work Practices, and the Environment of Care intersecting. The resident is at the center of the intersection. Care and Work Practices include how and what care is provided. Environment of Care includes the actual facility design, décor, and elements in the home that support the transformed care and work practices. This guide will focus on the Environment of Care through design.

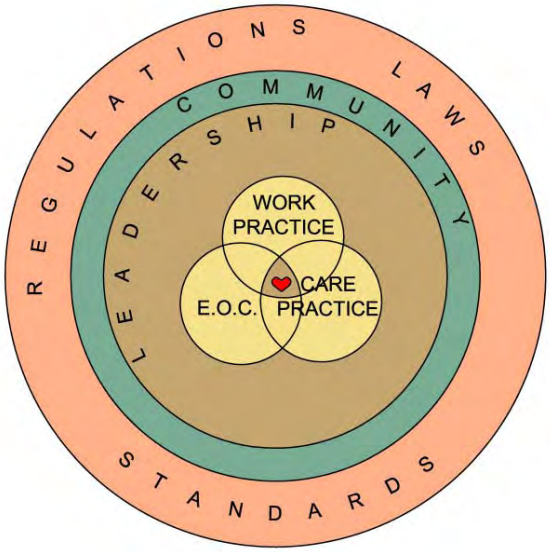

Figure 1-1 HATCh Model

HATCh assumes the equal importance of the Environment of Care in relation to the other core elements, Care and Work Practices. When working in synergy, the elements evoke the best of resident care in a CLC or SVH nursing home. Leadership surrounds the care model in order to provide integrity to the system assuring through monitoring care, quality, and cost that the resident truly is at the center.

This guide then is meant to evoke the essential principles in design and architecture that form and function must converge in order to provide the space to do what needs to be done. In this case, the fundamental functions of nursing home care have evolved away from an institutional model to a person-centered home model. Therefore, the evolution of new designs and architecture of CLCs is intended to reflect what the HATCh model evokes: the convergence of three concentric circles with the resident at the center.

Christa Hojlo, PhD
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Office of Construction & Facilities Management

2.0 General Operational Narrative

COMMUNITY LIVING CENTERS

2.0 GENERAL OPERATIONAL NARRATIVE

2.1 Operational Summary

The Community Living Center (CLC) Concept for the Department of Veterans Affairs (VA) and State Veterans Homes (SVH) is a departure from previous nursing home models. Gone is the institution where patients are housed in a facility designed primarily around operational efficiency. The ideas presented in this guide are resident focused and are centered on their needs. The goal of this Design Guide is to challenge the architect to put the "Home" into Nursing Home.

Among the most important aspects of nursing care is instilling and maintaining within the resident a sense of importance, empowerment, and control. In order to achieve this goal, the CLC and State Veterans Home has to remain an environment of life and optimism. While treatment is a component of the CLC, caring for the resident must remain at the forefront of a resident centered setting (Thomas 1996).

Throughout this document, the term VA CLC, is the acronym used when referring to VA Community Living Centers and State Veterans Nursing Homes.

1. The Home

The concept for the VA CLC is that the house is a home for 10 to 12 residents. The term home is chosen because it is a nurturing environment for residents. The home concept is based on the "small house" model, which is more intimate, less institutional, and contains fewer residents to accomplish the goal of a home setting.

2. Community Center

The community center is a central hub of the CLC for resident social activities and support services. The community center will host special events, extended social interaction, and other large group gatherings. It also houses the community's services and support functions.

3. The Neighborhood

The CLC neighborhood consists of not more than twelve (12) homes and a community center. The neighborhood may be constructed vertically or horizontally depending on site considerations and may function either as a "stand-alone" facility or as part of an existing "campus" site.

2.1.1 Types of VA Nursing Home Programs

The Department of Veterans Affairs provides nursing home care in three venues:

1. VA Community Living Centers

VA Community Living Centers are owned and operated by the Department of Veterans Affairs. These facilities focus on short stay including skilled nursing and rehabilitation.

2. State Veterans Home (SVH)

The State Veterans Home Program is a grant program whereby VA funds a portion of construction and per diem costs. SVHs are owned and operated by the states. Oversight for meeting standards is provided by the VA.

3. Community Nursing Home Program

VA Contract Community Nursing Home Program consists of VA contracts with community based facilities owned and

operated by private enterprises. These facilities provide all levels of nursing home care with a focus on long stay care.

2.1.2 Redefining Environment of Care

Historically, design layouts for Nursing Homes were derived from hospital design models with the understanding that the care mimicked hospital care. There was minimal consideration given to engaging the resident in life as fully as possible.

The profile of today's CLC is a residential environment serving the needs of the resident (see Figure 2-1). The facility is designed to be an environment of healing that allows the building itself to be part of the therapy.

Figure 2-1
Residential Environment /Living Room
The Leonard Florence Center for Living

1. CLC Services

It is important that veterans receive long term care in the most appropriate, least restrictive, and least costly environment. When nursing home care is necessary, VA CLCs provide a dynamic array of services. Short stay services are 90 days or less and long stay services are 91 days or more. Short stay services include skilled nursing, rehabilitation, hospice, respite, restorative care, and care while awaiting placement in the community. Examples of long stay services include dementia care, care for veterans with spinal cord injury and disorders, and continuing care.

The overarching goals for care in CLCs are to restore function to the fullest extent possible, continue and complete post hospital treatment such as intravenous (IV) antibiotic therapy or wound care, prevention of functional decline to the extent possible, receive 24 hour, seven days a week personal care and services, or receive end-of-life care that prepares the veteran to die peacefully and with dignity.

In order to design the most suitable environments for resident care, it is important that the designing organization clearly identify the nature of the services and population served. The design then can incorporate necessary components unique to the individual home to meet the needs of the population served. For example, a home for veterans who require hospice care may need in-wall oxygen.

2. Flexibility

CLC's need to respond to changing workloads, care objectives, and new technologies. Therefore, flexibility of physical spaces should respond to change by designing:

- Spaces that accommodate a range of related functions (living, sleeping, and social activities)
- Generic plans that can readily respond to changes in use and assignment
- Special space groupings that accommodate a range of functions

3. Efficiency

Efficiencies related to the home and the neighborhood include but are not limited to:

- Shared access to amenities

- Common pathways to the community center
- Grouping of homes for nursing care
- Joint use of transportation

The use of common resources to limit duplications may also serve to encourage social interaction of the residents.

4. User Needs

An early aspect of the planning process is the definition of who the users of the facility will be. Once defined, the space program and spatial relationships should be more readily determined. To accomplish this objective, consideration is given to the residents' vulnerabilities to stress caused by conditions such as noise, lack of privacy, and poor lighting.

The operations of the building should be unobtrusive and integrated to support the needs of the resident. Examples include:

- Resident privacy needs to be respected while also encouraging socialization and other group activities
- Sufficient space is allocated in appropriate locations which are unobtrusive to resident circulation and living areas for storing or parking medical equipment, medication carts, assistive devices, and other related supplies
- Security, for both the resident and the facility, needs to be addressed in the planning and design
- Access needs to be provided by application of ADA, ABA, and VA PG 18-13 design standards

Some specialty programs such as dementia care and SCI require a location at grade or with direct access to grade.

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2.2 Neighborhood Considerations

The concept for the CLC neighborhood is an environment centered around the residents. Once the resident requirements have been identified by the specific station or facility (population served, number of residents, on campus or stand-alone model), the focus becomes the house. The house is home for the resident and a series of homes and a community center establishes the neighborhood (see Figure 2-3).

2.2.1 Site Considerations

The neighborhood is comprised of the homes (see Figure 2-2) and the community center. However, there are additional factors to consider when planning the neighborhood including type of site, density, and on site features (see Section 2.2.1.3). The sites discussed herein include stand-alone and campus sites. For more detailed information of the site considerations, see Chapter 3.

1. Stand-Alone Sites

Stand-alone sites will require accommodations for goods and services that the campus site model will not. Examples of stand-alone considerations include, but are not limited to:

- Food service
- Laundry service
- Authority Having Jurisdiction considerations
- Utility access
- Emergency services
- Back-up power
- Maintenance services
- Security
- Social gathering spaces
- Therapy services
- Chapel
- Community center
- Shopping/Canteen
- Café
- Hair care

While the CLC neighborhood in a stand-alone model is a self-sufficient facility, residents may be transported off-site for specialized services or social functions. However, residents generally receive all of the services needed and participate in routine social functions on site.

Figure 2-2
Neighborhood
Avalon

2. Campus Sites

The campus model is co-located on an existing site, usually a medical center campus. While the support services for both a campus and stand-alone site are the same, an existing campus may have already established services including:

- A security force
- Laundry, access to utilities
- Maintenance
- Therapy services
- Chapel
- Social gathering spaces

Campus sites may have additional functional considerations including:

- New construction vs. renovation
- Connectivity to existing utility systems
- Access to existing services
- Existing or new community center
- Food service
- Hair care

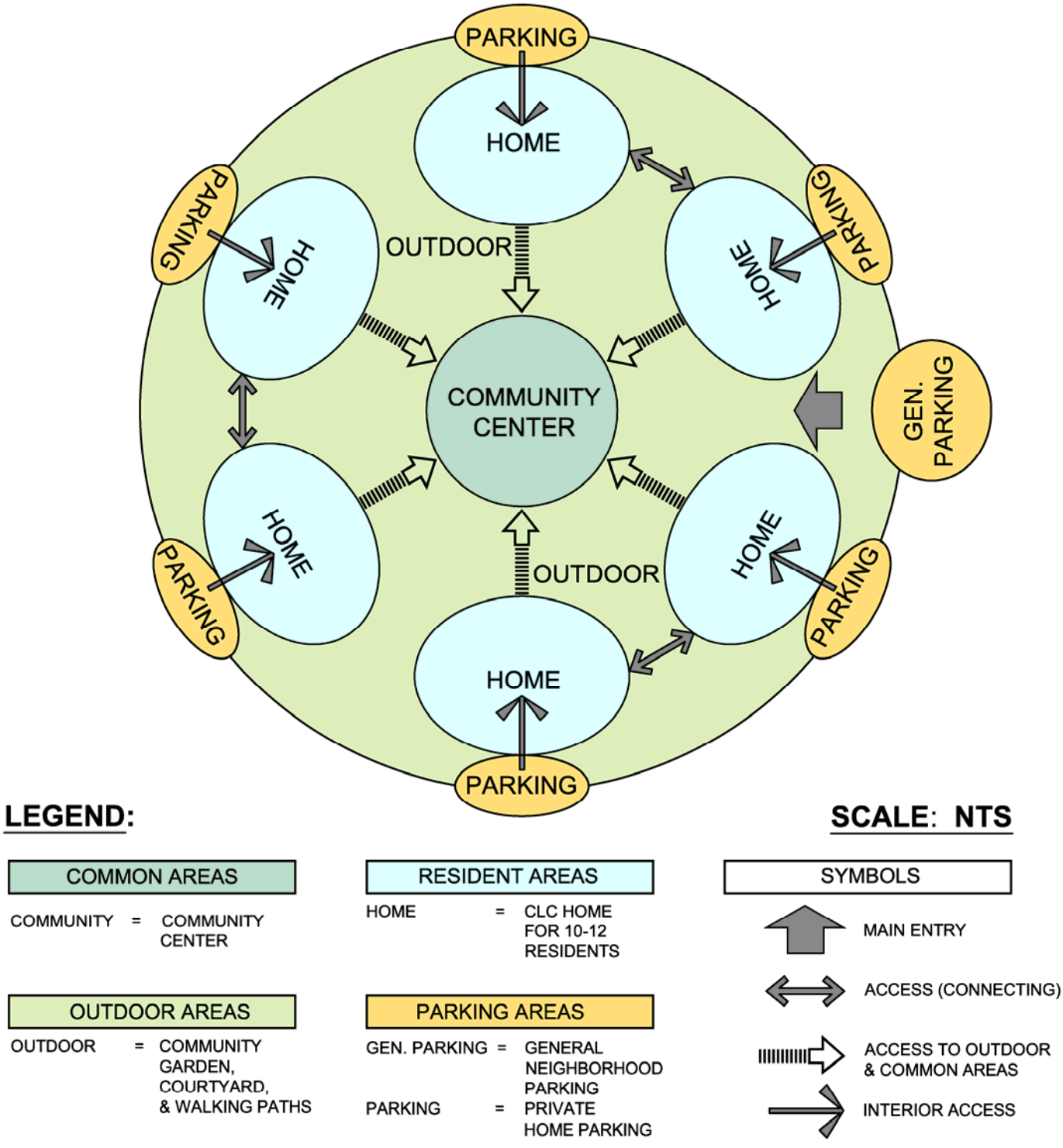


Figure 2-3 Functional Relationship Diagram – Example of Neighborhood

Renovation

Designing additions and renovations on an existing campus can incorporate the principles of the small house into the renovation plans of the facilities. While renovation projects are not discussed in detail in this guide, programmatic and diagrammatic characteristics of the small house are applicable to all new construction and renovation projects.

3. Density Considerations

CLC neighborhoods can be adapted to varying density requirements. The two basic neighborhood site configurations are horizontal and vertical.

A vertical neighborhood is likely to be in a tight, urban site where land is limited. The homes are stacked in a multistory configuration and the neighborhood connectivity is accomplished via an elevator (see Figure 2-4).

A horizontal neighborhood has the homes laid out in a suburban configuration. Horizontal neighborhoods will require circulation between the homes and the community center on the ground level (see Figure 2-6).

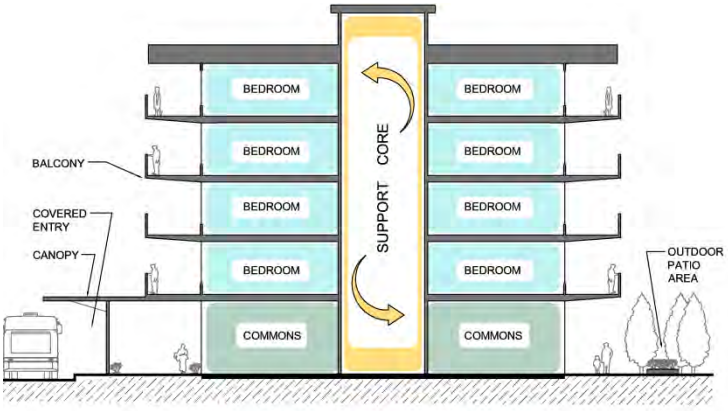


Figure 2-4
Vertical Model

When a vertical solution is appropriate, the architect must provide accessible outdoor space, such as a shared healing garden or a deep balcony at grade level. A patio contiguous with the living space on each floor is also recommended for each home.

It is very important in all arrangements that the home retains its integrity, independence, and privacy.

4. Site Circulation

Pedestrian and vehicular circulation on the site must put the residents' needs first. Residents must not have to cross vehicular routes to walk from building to building within the same neighborhood. Vehicular circulation should not divide the neighborhood unless unavoidable.

5. Landscape Planning

Landscape design should be incorporated during initial site planning. The home and community center gardens are important wellness requirements (see Figure 2-5). The landscape designs consist of nontoxic native vegetation that provides habitat for indigenous wildlife. Other landscape elements may include birdbaths, bird feeders, and raised gardens.

Figure 2-5
Home Garden
Sunrise Senior Living, Monterey, CA

Figure 2-6
Horizontal Model
Reno State Veterans Home

2.2.2 Social Interaction

Social activities may be hosted in both the home and the community center. While the community center provides a larger venue for activities, the home enables the residents to enjoy an active life in a more intimate setting (see Figure 2-7). Household and neighborhood activities and social events should reflect local and/or regional culture and customs. The social environments are to be customized to the needs of the specific population anticipated in the neighborhood.

1. Designing Space to Enhance Resident Choices

Interaction and socializing with others should be encouraged. The resident must be allowed to choose where and with whom to interact. To aid in the resident's empowerment, the design

Figure 2-7
Social Interaction Space
Sunrise Senior Living, San Francisco, CA

should be configured to include station points or nodes from which the resident may decide which destination to select (see Figure 2-8). An example would be a node at an entrance or foyer where several areas may be previewed in advance of one making a decision to approach (Regnier 2002). Previewed

spaces from this node may include dining room, living room, and outdoor spaces.

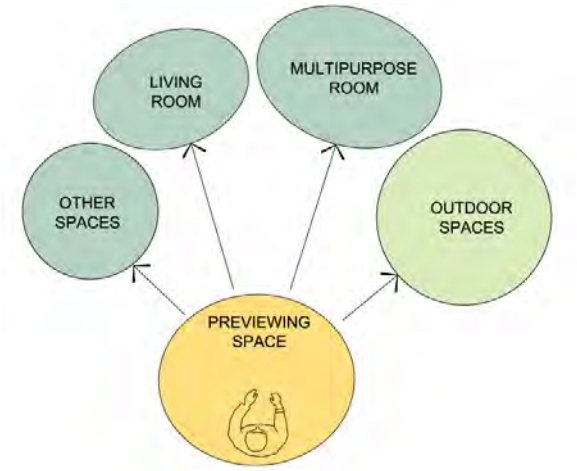


Figure 2-8
Previewing

2. Destinations

Destination spaces are important in the neighborhood. Home destination spaces (see Figure 2-9), such as the den and bathing suite, are discrete and provide a sense of privacy. The community center spaces by contrast will provide an alternative social atmosphere for residents.

Figure 2-9
Casual Gathering Space
Sunrise Senior Living, Beaconsfield, Quebec, CA

The community center destination spaces should be regularly available to residents and include hair care, bistro/coffee bar, multipurpose room, and media center (see Figure 2-10). Project teams may consider including additional themes such as a community store, fitness center, or arts/crafts room.

3. Casual Gathering

Casual gathering spaces should be provided in the CLC environment. These spaces should have natural light with views and ambient music. Usage of spaces may include:

- Reading
- Conversing and storytelling
- Serving snacks
- View to outdoors
- Celebrations
- Family visiting
- Selective media use

Figure 2-10
Casual Gathering Space/Bistro
The Leonard Florence Center for Living

4. House - Pets

Pets can be accommodated and planned for in the house. Short or long-term pet stays are encouraged. State Health Department regulations may require a series of safeguards and training for pets-in-residence.

5. Meditation and/or Multi-Faith Chapel

The project team may provide an inside chapel for meditation, contemplation, or

small ceremonies most likely in the community center. Supply movable chairs, rather than fixed chairs, to accommodate people of varying mobility needs. Accommodate small formal services and ceremonies as well as impromptu visits throughout the day.

2.2.3 Special Care

1. Residents with Cognitive Impairment

Dementia is a general term describing changes in the brain that effect cognitive status, function, judgment, and/or decision-making capacity. The most common of these impairments is Alzheimer's disease. Some conditions may be slow and progressive. Symptoms may include:

- Short term memory loss
- Difficulty in spatial perception
- Difficulty planning activities
- Lower thresholds for being overwhelmed by stress/stimulation
- Behavioral impairment
- Wandering behaviors

Acknowledgement of critical functional issues is the first step toward a proactive approach in designing for dementia care. Facility design can support improved health and promote the following behavior:

- Reinforce personal identity
- Enhance self-esteem
- Maximize independence
- Encourage social interaction
- Provide wayfinding and orientation

Research and design for dementia care continues to evolve, but the following practices are generally recommended:

- Elimination of environmental stresses, by introducing artwork, lighting, vistas, and music
- Inclusion of generic, familiar activities
- Designing indoor and outdoor safety features that are not imposing
- Reduce background noise
- Enhancements of visual access
- Signage and wayfinding tools or cues

The design of the home must help the residents to compensate for the effects of dementia and reinforce skills and functions that residents remain capable of performing. Features supporting enhanced design may include:

- Carpets that are textural and not patterned to avoid the appearance of objects sitting on a field
- In toilet rooms, provide contrasting color finish on the toilet back and side walls that helps define the toilet
- Exit doors should be disguised or camouflaged in some fashion (see Figure 2-11)
- Floor materials and colors with complimenting and limited contrast
- Glass tops are not to be used
- Tactile art should be incorporated in the design
- Life Skills stations such as a rummaging cabinet or an office desk with accessories can be provided for exploration

Figure 2-11
Monitored Exit Door with Art
Epworth Villa, Oklahoma City, OK

Dementia residents may reside at the CLC for extended periods. A design that reflects sensitivity to the needs of this population can have a positive impact on the resident. Since the physical environment has significant impact on dementia residents, the designer must consult available resources regarding this type of facility.

2. Bariatric Residents

When planning the CLC, the team is encouraged to use available data within the specific region or health care system to gauge the number of rooms to be provided in the neighborhood. The guide plates in this document are tailored to accommodate the bariatric resident. Considerations to include:

- Floor mounted toilets
- Larger bed size
- Special lift track
- Adequate door opening width
- Larger circulation area
- Larger shower area
- Larger bedroom area
- Appropriate seating accommodations

3. SCI/D Considerations

The special care resident bedroom is planned to accommodate universal needs of the VA residents requiring additional space. The SCI/D resident has specific needs that have been developed and identified in the SCI/D Design Guide. It is recommended that the long-term care sections of that guide be referenced when planning for the SCI/D resident.

4. Other Populations Served

Veterans needing CLC services may present a variety of special challenges. These include young highly disabled veterans as well as older veterans with physical, emotional, psychological, or behavioral challenges. One house might serve veterans who are in need of hospice care at the end of life; another house may serve veterans who rely on ventilators for sustaining of life. Whatever the unique veteran characteristics, services needed might influence the design. However, it remains important to emphasize that the home setting prevents focus on the diagnosis while enhancing quality of life and quality of care.

Additional VA references include the SCI & Mental Health Design Guides. These and other documents are available via the internet on the VA TIL at http://www.cfm.va.gov/TIL/.

5. Boundaries and Exits

The designer should work with the communication expert to investigate the integration of communication for exits, call systems, and motion detectors with radios and/or wireless systems.

When possible, provide resident accommodations that offer dining areas and secured access to the outside on the same floor.

Provide perimeter control, door identification, a system for exit control, door alarms, and door release. As appropriate, consider time release and/or magnetic locks, key pads, and specially designed hardware that locks or unlocks doors selectively for individuals as appropriate.

Methods for providing secure outdoor gardens include:

- Perimeter fencing with a minimum 7’-0” [2134 mm] height
- Motion detection
- Sensors

- Concealed entries
- Off-set fences

Additional Considerations

- Control access to areas not specifically designed for use by residents and to those spaces that require cognitive judgment including laundry and mechanical spaces, soiled linen, and office equipment
- Operable windows to allow for fresh air but controlled to minimize risky elopements
- Eliminate the need for ramps, as floor levels are to be continuous
- Reduce environmentally induced agitation, mitigate potential sources of noise from traffic, HVAC systems, ice machines, overhead paging systems, and nurse call systems

2.2.4 Dining and Food Services

In-home dining is one of the most important aspects of the resident's stay at the CLC. A major planning and design consideration includes a dining setting that creates a pleasant atmosphere conducive to socialization, as this will also aid in the enhancement of the appetite of the residents (see Figure 2-12).

Resident focused dining involves offering food choices, developing appropriate menus, planning the central production, and in-home distribution methods. Dining services have become one of the hallmarks of the commitment to resident-centered care. Responding to residents' dietary preferences and individual dining schedules is a part of resident centered care.

Residents are given choices rather than having to adhere to menu selections made in advance. Fresh aromas may be particularly beneficial and stimulating for residents.

Figure 2-12
Dining and Kitchen
Childers Place

1. Planning Considerations

The dining room is an area of frequent interaction and may be used for more than meals. Residents may gather to assist in meal preparation or simply to talk. In addition, dining should become and remain a desired experience, not one of sustenance for necessity (Thomas 2004).

Another important aspect of the small house is the opportunity to instill a convivial setting that encourages interaction and stimulates the senses rather than simply providing a place to "eat to live" (Thomas 2004). Much of this activity will take place in and around the dining area; therefore, planning the space to afford linkage to the kitchen and living areas is essential.

The dining room should be sized so that 100% of the residents, staff, and two visitors can be present at one time. Residents will eat at a single "family style" table.

2. Jurisdictional Requirements

When designing a home, the designer must follow all VA requirements. When designing a SVH or other non-VA Nursing Homes serving United States Veterans, State Health Departments are typically the Authority Having Jurisdiction

(AHJ) over the Food Service component of the facility. Assistance for the planning and development of food services can be obtained from the respective AHJ. Issues to consider may include:

- Integration of the Food Service program between the central kitchen and the home kitchen
- Kitchen equipment regulations
- Refrigeration regulations
- Work flow in the central kitchen and the home kitchen
- Food warming regulations
- Interior finishes regulations
- Lighting regulations
- Kitchen fire protection
- Dishwashing equipment and water temperatures
- System for managing special diets

3. Meal Distribution Options

The project design and planning team must determine the method of food preparation and food distribution to residents. Examples include:

- Central Kitchen
- Third party services
- In-house cooking

Where determined by the team, both in-house and central kitchen may be used for the provision of meal services. This option offers flexibility in meal services and affords the residents' the continued involvement of meal preparation and customization. Pre-plated meals are not encouraged.

The models outlined herein require a different training model for food service personnel and tend to result in engaging the staff as part of food presentation in the home rather than focusing the labor force on activities within the central kitchen alone. Professional consultation from peers and experienced providers is required to customize the model on a per project basis.

Planning food services should include the following considerations:

- Receiving inventory
- Cold and dry food storage
- Cooking method
- Bulk food delivery to the home (bulk-based system)
- Food holding
- Plating and presentation to the resident

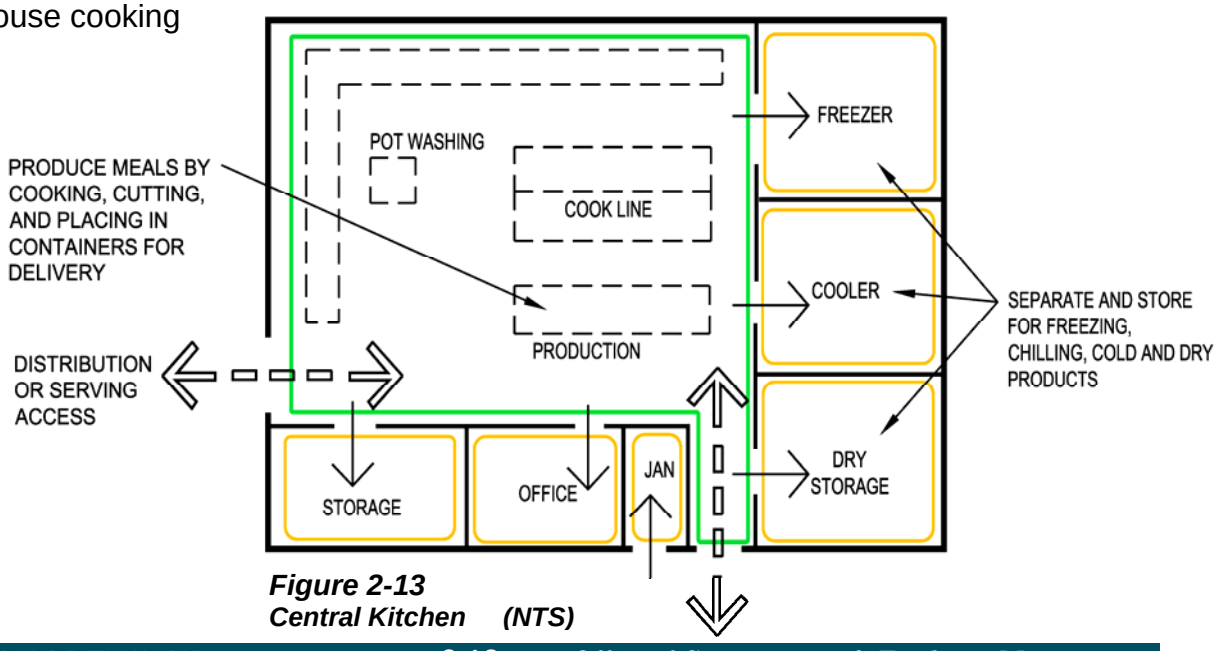


Figure 2-13
Central Kitchen (NTS)

- Clean up
- Linen, china, pots, and pans storage
- Maintaining high standards of orderliness and safety in food handling
- Information management
- Quality control and supervision
- Safety
- Room temperature and plans for HVAC, relative to maintaining food temperature

Central Kitchen

The central kitchen is generally used for bulk food preparation, storage, and delivery (see Figure 2-13). Home kitchens and pantries are programmed to be very flexible in their use. In-house cooking remains as a part of the design of the home.

In-house Food Preparation, Storage, and Service

The project team may select to cook all of the meals in the home, thus eliminating the need for a central kitchen. The kitchen may primarily be used to plate bulk food delivered to the home and kept in steam tables. If the home kitchen is generally used for food distribution, it may still be used on special occasions such as holidays to prepare complete meals.

Third Party Meal Services

When the neighborhood is stand-alone, some facilities may require meals to be provided by a third party or private food service company. As with the central kitchen option, in-house cooking remains a part of the design of the home.

2.2.5 Linen and Materials Management

The management of linen and materials in the house usually operates in the background with minimal disruption to the residents. However, each home is equipped with a domestic washer and dryer to encourage residents to wash personal items as a means of maintaining independence.

In addition to home washers and dryers, designers will need to identify the issues of linen and materials management including location, storage, and convenience. Methods for estimating linen and storage needs are included in Table 2-1.

1. Clean Linen

Clean linen refers to loose or bagged sheets and towels, pre-packaged incontinence supplies, and freshly laundered personal clothing.

Conveniently locate clean linens by considering a split of the overall requirements for central linen space and divide this area into smaller well-located utility alcove (see Figure 2-14) and spaces in the bedroom area.

Other clean linen considerations include:

- Store linen on washable wire carts or shelves allowing clearance on either side of the cart(s),
- Provide lift slings on loops or hooks to be used for hanging articles of back-up clothing
- Limit heights of clean linen and supply carts to 4’-6” [1372 mm] so staff will have a less obstructed view of people and other equipment

2. Soiled Linen

Soiled linen refers to used sheets, towels, washcloths, worn clothing, kitchen laundry, and other related items. Provide separate containers for medical waste, soiled goods, paper or disposable products, and soiled clothing. See Table 2-1 for assistance in translating

containers, resident volumes, and storage implications.

Reduce the prominence of soiled linens by designing for smaller containers, functionally located throughout the home. Soiled utility room provides equipment and facilities for dealing with special linen needs, bedpan flushing, and/or sanitizing equipment as required.

3. Other Soiled Linen considerations

Storage and Volume

- The volume, frequency of pick-ups, sizes, and numbers of containers define soiled linen space needs.
- Provide containers for each of the following: soiled clothing, linen, trash, and medical waste

Figure 2-14
Clean Linen Alcove with Doors
CO State Veteran's Home

Universal Precautions

The Center for Disease Control (CDC) and OSHA each address aspects of contact with potentially infectious materials. Address the following:

- Minimize staff handling of soiled linens
- Design should reduce the necessity of touching door handles and faucets

4. Bedpans/Disposables

If incorporating washable bedpans into the plan of care, resources need to be available for washing and sanitizing, while also protecting staff and residents.

The option for using disposable incontinence products may be controlled through local ordinances covering waste management.

5. Supplies

At least two types of supplies require accommodation in the CLC home. These supplies are clean personal supplies, and clean medical supplies.

- Clean personal supplies include small products like shampoos and lotions (kept in resident bathroom)
- Clean medical supplies include supplies that are controlled and used by staff (see Figure 2-15).

6. Oxygen Storage and Medical Gases

Oxygen use should be made available to the home. This may be accomplished using concentrators, portable canisters, and/or piped-in oxygen. This is a decision made based upon the anticipated resident population, access to supply, and the specific program needs.

Bottled gases are the more likely approach as the piped gases require head walls and reflect a more institutional look. Provide one central oxygen storage room in facilities with multiple homes. Size this area in accordance with the functional program. Should medical gas be provided in the headwall of the bedroom, the design shall conceal their presence.

Figure 2-15
Bedroom Clean Medical Supply Storage
Palmyra

Number of Residents	***Est. Weight*** *(All types at 6 to 11 lbs. each)*	***Small Framed, Wheeled Carts.*** *Number of 39 Gallon Linen Carts (1)*	***Large Wheeled Barrels,*** *Number of 50 gallon barrels (2)*
7 to 8	42 to 88	3 to 4 based on what is separated; 1 to 2 pick-ups	2 assuming separation of soiled flat linen, soiled personal laundry, and trash
14 to 16	84 to 176	4 to 6; 2 pick-ups per day	2 to 3; 2 pick-ups per day
21 to 24	126 to 264	6 to 8; 2 pick-ups per day	3 to 4; 2 pick-ups per day
35	210 to 385	See barrels; staff would probably also park 12 to 16 carts in the hall	3 to 4; 3 pick-ups; to manage volume and help air quality
40 to 45	240 to 795	12 to 16; 2 pick-ups per day	4 to 5; 3 pick-ups per day to manage volume and help air quality
60	360 to 666	24 to 32 carts; 2 to 3 pick-ups per day	4 to 6; 3 pick-ups per day; staff would put some containers in halls. See above
Notes: Average size = 22” l x 20" d + 32" to 40" h; Each holds about 15 lbs. dry, or 13 lbs. damp Each holds 25 lbs. dry or 22 lbs. damp			

Table 2-1 Soiled Linen Management and Space Needs

Department of Veterans Affairs

Office of Construction & Facilities Management

3.0 Planning & Design

COMMUNITY LIVING CENTERS

3.0 PLANNING AND DESIGN

The designer shall incorporate sustainabilty and energy efficient strategies wherever possible as instructed in the VA Green Building Action Plan. Refer to the VA TIL for sustainable design and energy efficient requirements.

3.1 Home

The Home is based on the small house model (see Figure 3-3). This model emphasizes a home environment adapted to and designed around the needs of the residents. The Home consists of several major elements including:

- Home Entrance (with door bell)
- Vestibule
- Foyer
- Living Room
- Dining Room
- Open Kitchen
- Private Bedrooms and Bathrooms
- Den
- Laundry, Soiled Utility Room and Clean Linen Closet
- Bathing Suite
- Home Garden and Patio
- Support Areas (including storage)
- Other Common Areas as may be programmed

Figure 3-1
Front Porch Entrance
Avalon by Otterbein Perrysburg

Interior architecture, interior design, and décor are important in the home environment. Spatial, operational, and adjacency requirements are to be accommodated in an environment that is consistent with high quality home design.

1. Translating Volumes of Users into Spatial Requirements

To assist in the determination of physical space appropriate for accommodating the residents including their furnishings and equipment, see Table 3-1 in this chapter and the guide plates in Chapter 4. Spatial requirements differ for various social activities i.e., visiting, recreation, family visits, and quiet space. It is important to develop a design program that addresses activities, casual seating, destinations, and specialized facilities such as those designed to help people with special needs or other related disorders.

3.1.1 Home Entry/Front Porch

The concept of the front porch pertains to the horizontal detached or semi-detached model of the home (see Figure 3-1 and Figure 3-4). A vertical model may employ an anteroom outside the house to serve as the front porch as shown in Figure 3-2. This area is the first welcoming embrace to the home.

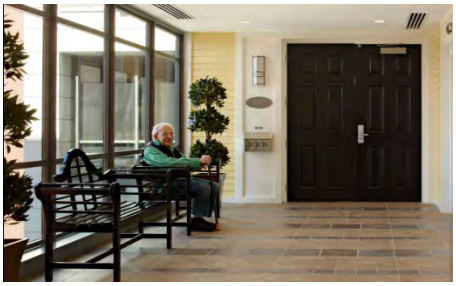
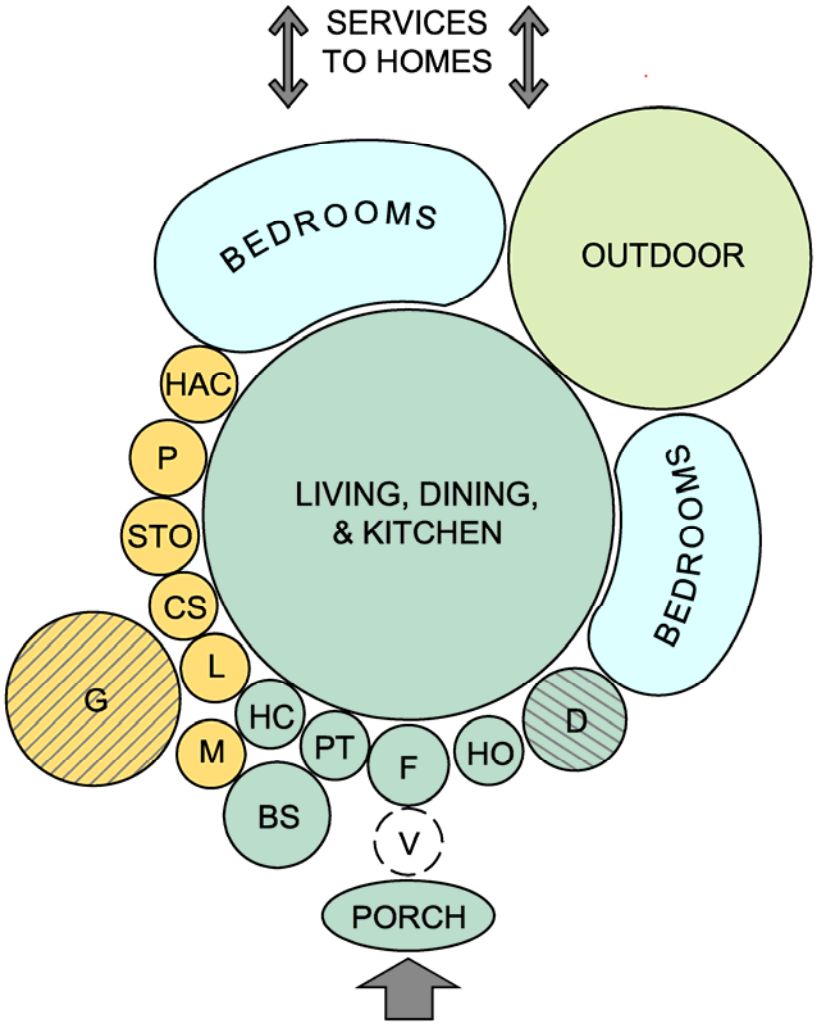


Figure 3-2
House Entrance/Anteroom/Front Porch
The Leonard Florence Center for Living

The porch and front entry areas should be landscaped to enhance the arrival experience and the street presence of the home.



LEGEND:

SCALE: NTS

COMMON AREAS

PORCH	=	FRONT PORCH/ HOME ENTRY
V	=	VESTIBULE
F	=	FOYER
LIVING	=	LIVING ROOM
DINING	=	DINING ROOM
KITCHEN	=	KITCHEN & SERVERY
HO	=	HOME OFFICE
HC	=	HAIR CARE
BS	=	BATHING SUITE
PT	=	PUBLIC TOILET
D	=	DEN

RESIDENT AREAS

BEDROOMS = RESIDENT BEDROOMS

SUPPORT

L	=	LAUNDRY ROOM
CS	=	CLEAN LINEN & SOILED UTILITY
M	=	MECHANICAL, TELECOMMUNICATIONS, & ELECTRICAL
G	=	GARAGE
P	=	PANTRY
HAC	=	HOUSEKEEPING CLOSET (KITCHEN)
STO	=	STORAGE

OUTDOOR AREAS

OUTDOOR = PATIO & BALCONIES/ HOME GARDEN

SYMBOLS

MAIN ENTRY

ACCESS

OPTIONAL SPACE

NOT A PROGRAMMED SPACE

Figure 3-3 Functional Relationship Diagram – Example of Home

3.1.2 Vestibule

The vestibule is the transition space between the outside and the home. This space acts as a thermal barrier for weather conditions. The home doorbell, fire alarm control panel, and similar safety devices are located in this space. The entry door is to have an automatic opening feature that meets security and egress requirements.

Figure 3-4
Home Entrance
Sunrise Senior Living, Richmond, VA

3.1.3 Foyer

The foyer is the entry point of the home once one is across the threshold and serves as a previewing space as discussed in Section 2.2.2 Social Interaction. At this point, queueing and wayfinding are important design factors. Lines of sight, signage, smells, and natural lighting can all be used to aid the navigation of the resident and visitor from the foyer to the respective destination.

3.1.4 Home Office

The office is the administrative staff workspace. It should be located to afford maximum visibility of the living space and bedroom areas. While the care is decentralized, some functions will use and be housed in the office such as; nurse call, security systems, and files. The area should have a lockable door; Dutch doors may be used at this location to maintain a sense of openness.

3.1.5 Living Room

The living room is the primary living space and accommodates activities that would normally occur in this area in any home (see Figure 3-5). A fireplace, hearth, and storage (for games and other items) may be provided. Interior architecture of the living room should incorporate details that create a strong and lasting impression. Furnishings include seating and built-ins as necessary. The furniture plan provided should allow for flexibility in order that dining chairs may be used for larger group activities and gatherings**.**

Figure 3-5
Living Room
Sunrise Senior Living, Beaconsfield, Quebec, CA

3.1.6 Dining Room

The dining room is one of the core spaces in the home. In addition to dining, the space is an important social space used for small group activities. A link between the dining room and kitchen is created with an open counter to encourage a family-like dinner setting (see Figure 3-6).

The dining room will have a single table long enough to accommodate 10 to 12 residents and 2 staff members or guests. The interior architecture of the space

should be directly associated with the living room theme. When planning the dining room, provide 36 nsf [3.35 m²] per person to accommodate wheelchair users and allow for aisles.

Figure 3-6
Dining Room
The Leonard Florence Center for Living

3.1.7 Kitchen

The kitchen is an integral part of the home. The aromas from cooking activities stimulate naturally occurring reactions as residents and staff interact during meal preparation. These types of activities are encouraged and should be planned for in the design of the home kitchen.

The kitchen layout allows residents and staff to participate in collective activities such as baking. Cabinets and counters adjacent to the dining room at counter height on the kitchen side should be provided with a dropped counter on the dining room side. Open counters allow residents to pull up a chair and have their meal and passively or actively participate in the kitchen activity (see Figure 3-7).

The project team must determine the method of food delivery for the facility as this will affect the kitchen equipment, kitchen design, and pantry requirements.

Figure 3-7
Home Kitchen
NewBridge on the Charles

1. Kitchen Areas

Staff

The staff area is primarily for staff use and may include residential or commercial equipment. An NFPA compliant range hood and other components necessary to prepare food should be provided. Residents are permitted to use this area when participating in staff supervised activities. A handwashing sink shall be located in or proximate to this area (see Life Safety Section 3.6.3).

Resident

The resident space is designed to promote occupational therapy through kitchen activities. This area would typically contain a reach-in-refrigerator / freezer, prep sink, commercial under counter dishwasher, china, linen, and utensil storage.

Presentation/Observation

The presentation/observation space is adjacent to the dining room and closely linked to the ice and beverage area. This space includes steam tables, food presentation, and possibly a cantilevered counter (see Figure 3-8). A hand sink may also be included in the space if required by the AHJ.

Figure 3-8
Staff Area of a Presentation Space
Messiah Village

Beverage and Ice

A beverage and ice area is incorporated into the kitchen for residents and staff to fulfill hydration needs throughout the day. These spaces may also be used for condiments and breakfast items.

Figure 3-9
Pantry
Lebanon Valley Brethren Homes, Palmyra, PA

3.1.8 Pantry

The pantry is a support space closely linked to the kitchen. The pantry houses all necessary elements to support the facility's nourishment program. Generally, the pantry provides for dry food storage, cold food storage, and general kitchen storage (see Figure 3-9).

3.1.9 Housekeeping Aides Closet

The Housekeeping Aides Closet is close to the kitchen and houses a janitors sink, mop/broom rack, and should be proportioned to allow for the storage of two housekeeping carts.

3.1.10 Den

The den is a quiet place providing an intimate setting. It can also serve as a guest bedroom for visitors. The den should be located away from activity areas, with access to public toilets. The room should include a desk, small TV, and computer for resident use. A futon or sofa bed and a small closet or armoire should be provided for guest accommodation. The room is designed as a modest and comfortable space.

3.1.11 Resident Bedroom

The recommendation in this VA Design Guide is to provide all residents with private bedrooms and bathrooms. The rooms are designed universally to accommodate all residents regardless of needs (see Figure 3-10). SCI Design Guide should be consulted for long-term care SCI needs in a CLC.

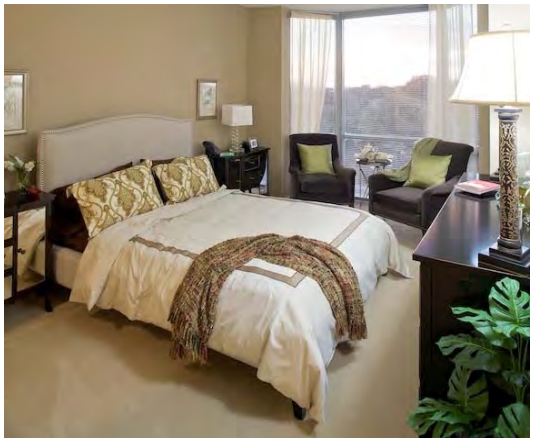


Figure 3-10
Resident Bedroom
Sunrise Living Center, Tucson, AZ

The resident bedroom is a private living space where residents may furnish, decorate, display, and store personal items and mementoes. The bed should be positioned to allow access for care and use of ceiling mounted track and lift when provided.

1. Planning Considerations

Resident bedrooms consume a significant portion of the home and may account for up to 50% of the overall area.

Regardless of physical impairment, the design of the home should encourage the resident to spend time outside the bedroom. Therefore, it is recommended that the resident bedrooms open onto the common activity area allowing residents and caregiver's visibility and ready access to and from the bedrooms to common areas.

The bedroom must be configured to allow for easy and direct access and transfers from the bed to the bathroom (see Figure 3-11). A ceiling mounted track and lift running from the bed to the toilet is recommended. Some facilities may require a lift only at the bed area.

2. Design Considerations

The resident bedrooms are to be designed to accommodate the following features and clearances:

Design Features

- Seating next to the window
- Provisions for display of personal items
- 13'- 6" [4115 mm] Minimum headwalls for bed and night stands
- Dresser for resident's personal items
- Closet/Wardrobe (wardrobes provide greater room flexibility)
- Anti-microbial or alcohol wipes dispenser for hand washing, located near the door
- Furnishings to accommodate an overnight guest who wishes to stay with the resident (convertible love seat or sleep recliner)
- ABA / ADA Standards for Accessible Design
- Door openings must provide accessibility and ease of use, while avoiding door conflicts
- All resident care and circulation areas must be free of impediments including:
  - Mechanical devices and structural elements
  - Controls and hardware
  - Other built-in items

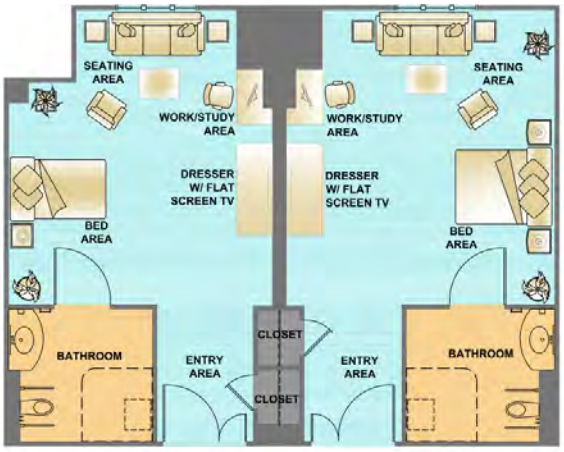


Figure 3-11
Floor Plan – Resident Bedrooms
The Leonard Florence Center for Living

3. Bedroom Zones

The following zones or areas are identified in the plan to aid in the planning of the resident bedroom (see Figure 3-12):

- Circulation Zone – entrance to the bedroom must include adequate area for turning radius
- Work/Study Zone – area for using the computer, drafting correspondence

and other personal business activities for the resident

- Leisure Zone – area for relaxation and guest interaction with the resident
- Sleep Zone – self described area primarily related to the resting and sleeping of the resident
- Bathing/Grooming Zone – a private bathroom for the resident to perform their personal hygiene related activities

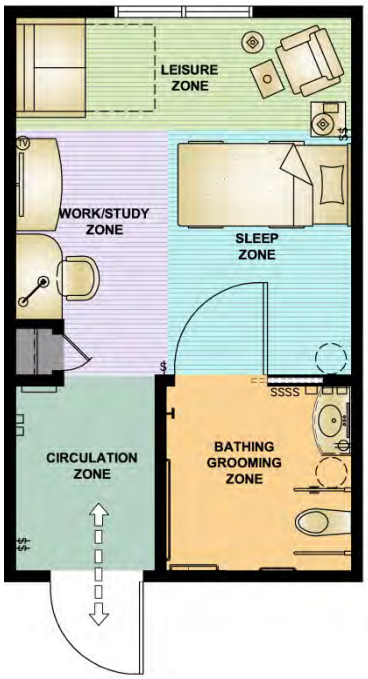


Figure 3-12
Bedroom Floor Plan

The resident bedroom is the home within the home for the resident. Single occupancy allows more control and empowerment of the resident and offers one an opportunity to shape their individual environment (see Figure 3-13).

4. Medical Gases and Concentrators

The facility may be designed to accommodate in-wall oxygen, portable concentrators, and other special care equipment such as ventilators. Spaces for the equipment must be considered and accommodated on the bedroom plan.

In an effort to attain a less acute care setting and embrace a residential environment, head walls are not recommended. However, when they are necessary, design should allow for personal displays functioning as a headboard. There are modules available that can conceal the med gases if not needed; this approach would serve to maintain a residential look and feel where the team has elected to provide medical gases in a headwall.

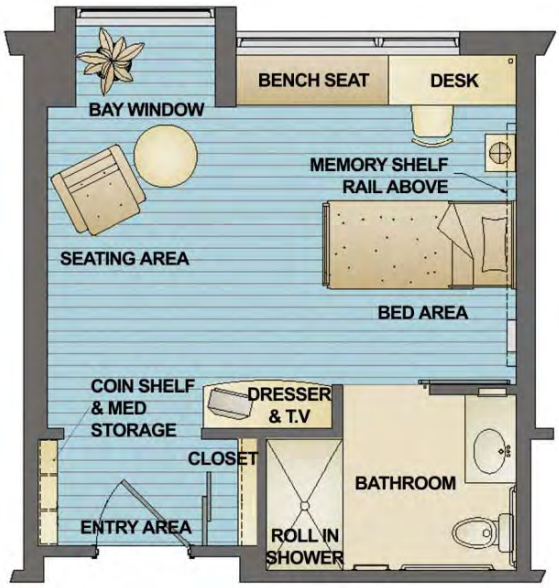


Figure 3-13
Floor Plan - Resident Bedroom
Childers Place

Furniture Worksheet *(Examples provided as a preliminary planning tool)*

	ITEM	Unit of Measure	Width MIN	Width MAX	Depth Total MIN	Depth Total MAX	Maximum Height
1	Bed	Inches Millimeters	36 914	48 1219	83 2108	97 2464	
2	Nightstand	Inches Millimeters	20 508	24 610	18 457	24 610	30 762
3	Chest of Drawers	Inches Millimeters	36 914		20 508	24 610	54 1372
4	Dresser	Inches Millimeters	30 762	54 1372	20 508	24 610	42 1067
5	Wardrobe	Inches Millimeters	30 762	42 1067	36 914	38 965	
6	Chair: Lounge	Inches Millimeters	31 787		32 813	62 1575	45 1143
	Wing Recliner	Inches Millimeters	28 711		31 787		40 1016
	Desk or Straight Chair	Inches Millimeters	28 711		35 889		41 1041
	With or Without Arms	Inches Millimeters	20 508		20 508		35 889
7	Wheelchair w/Footrest	Inches Millimeters	42 1067		26 660		36 914
8	Over Bed Table	Inches Millimeters	36 914		18 457	24 610	46 1168
9	Television & Stand	TO BE ESTABLISHED ON SITE					
10	Writing Desk or Table	Inches Millimeters	48 1219		26 660		30 762

Table 3-1 Furniture Worksheet

3.1.12 Resident Toilet & Showers

Each resident bedroom shall have a private full toilet room including a functionally accessible shower adjacent to and accessed from a resident bedroom.

The requirements described herein also apply to individual toilet rooms that are designed without showers for use by residents elsewhere in the building (i.e. those near dining, activity, therapy areas, and in the bathing suite).

1. Planning Considerations

The following requirements generate a room that may be at least 65 nsf [6.04 m²]. Resident toilet and shower rooms must include:

- Adequate lift use and transfer space from bed to toilet
- A 5'-6" [1676 mm] diameter turning radius
- Adequate space for staff assistance on two sides of the toilet
- Fold-up grab bars
- Adequate bathroom entrance width

Private showers are included to:

- Reinforce privacy
- Integrate personal care
- Reduce the fears and discomforts associated with communal bathing
- Reduce infection transference

Planning for the Residents

Individual bathrooms for each resident room are the standard for privacy and based on best practices in continence care and hygiene as well as to minimize issues in infection control. Further considerations include:

- Bathroom Entry - The clear width of the toilet room entrance needs to accommodate the resident.
- Overall Fixture Use - residents are able to utilize the toilet, sink, room supplies, and door with minimal repositioning;
- Showering - the typical resident is able to receive an assisted shower in private bathroom;
- Toileting – toilet rooms are designed for residents who are able to propel themselves as well as those needing assistance;
- Door Operation and Entry - staff are able to open the door and close it prior to toileting a resident;
- Sliding doors are not recommended for the bathroom access. To accommodate access, a larger opening of up to 4'- 0" [1219 mm] is recommended. Lift tracks also have to be factored into the design of the openings (see Figure 3-14);
- When the door is in an open position, use of electrical outlets or other utilities cannot be blocked;
- Assisted Transfer of Residents - open space accommodates a safe initial wheelchair position in preparation for transfer, sufficient area for both the resident and staff to safely stand, and open floor area for the resident to pivot onto the toilet (see Guide Plates).

Staff Assisted Transfers

During lift or wheelchair use, staff should be able to:

- Be free of encumbrances from base cabinets, floor mounted grab bars, projections from the toilet, or obstacles from walls, grab bars, vanity tops or other fixtures;
- Maneuver around the resident and/or device in order to perform personal care;
- Use sanitary products, hand-wash, bag and dispose waste, and operate the door with minimal repositioning of the resident, lift, or wheelchair.

Figure 3-14
Ceiling Lifts for Assisted Transfers
Lebanon Valley Brethren Homes, Palmyra, PA

2. Design Considerations

Strict application of International Building Code's Referenced ANSI A117.1 would require an 18" [457 mm] dimension from the centerline of the toilet to the face of the sidewall for self-transfer.

Assisted transfer requires dimension of approximately 2'-8" [813 mm] from the centerline of the toilet to the sidewall or other obstruction (such as the edge of a sink, vanity, or tissue holder). This

dimension allows space for a standing staff member, wheelchair, or lift.

Grab Bars and Shower Chairs

Residents who require grab bars can be accommodated with fold-up bars, so that staff and residents can use a variety of transfer methods and devices (see Figure 3-15).

- Fold-Up Grab Bars – the bars accommodate lifting and assisted transfers and are securely mounted to the substructure in the wall. Wall hinged, fold-up bars are installed to individually and safely swing up and out of the way;
- Grab bars should be positioned at the entry of the shower in the most accessible location and along the back and side walls.
- Shower Chairs in Lieu of Fold-up Benches - use of shower chairs is the preferred method of showering for the typical resident; allows for repositioning and increases safety.

Fixtures and Equipment

Place selected fixtures so that they do not obstruct the minimum diameter required for wheelchairs and other mobility device(s) needed by the residents. Bathroom fixtures and equipment include the following items:

- A toilet and a hand washing sink;
- Facilities for hygienically dispensing clean supplies and for soiled matter collection;
- Hardware or a system for assisting transfer such as grab bars (see Figure 3-16), lift system;
- A staff call system designed to be accessible to the user in a variety of positions and locations in the bathroom;

A toilet seat height of 16”-18” [406 mm – 457 mm] above the finished floor

Figure 3-15
Fold-up Grab Bars in Toilet Room
NewBridge on the Charles

accommodates safe transfers. It may be necessary to customize toilet seat heights for certain users to correspond to wheelchair seats and to accommodate different physical needs. Toilets are now available with easily adjustable seat heights, which benefit both self and staff assisted transfers.

Sinks, Faucets, and Water Control

- Sinks - a sink must be provided in each resident toilet room. The sink is easily approached with clear space for knees and feet (see Figure 3-17).
- Hot Water - hot water drawn from faucets used by residents must not exceed 110 degrees Fahrenheit.
- Faucets - Individual controls for hot and cold water may be less confusing than single handle controls.
  - Slightly extended blades for water control handles will satisfy most resident needs for accessibility.
  - Longer wrist extenders are available for customizing controls to particular hand use requirements.

- Faucet controls should be limited to 16”-18” [406 mm – 457 mm] from the resident due to typical reaching requirements.

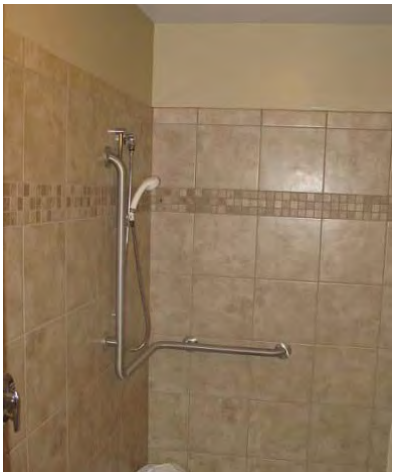


Figure 3-16
Shower Designed for Assistance
Lebanon Valley Brethren Homes, Palmyra, PA

Vanities and Mirrors

Mirrors should be installed to meet the sink or a splashguard at the back of the sink counter and countertops are to have rounded edges.

- A mirror is usable from both a standing and wheelchair position to assist in grooming.

Showers in Resident Bathrooms

Showers are to be included in the resident toilet room design. The shower design should be planned to accommodate an area for assistance and accessibility.

- Sufficient floor area for a resident seated in a shower chair and a staff assistant should be provided.
- The adjacent bathroom floor area may be used for staff footwork and lifts.
- The shower fixture itself accommodates standing, seated, and assisted showers.
- Shower Closures and Mountings

For the typical shower in a resident bathroom, the closure allows the resident and caregiver open access to the space available. It is important that closures do not impede room ventilation (see Figure 3-16 and Figure 3-18). Provide ceiling track to accommodate a shower curtain rather than a curtain rod.

Figure 3-17
Sink in Resident Bathroom
The Leonard Florence Center for Living

3.1.13 Bathing Suite

The bathing suite is to be designed similar to a spa. The hydrotherapy tub should be planned to be in a separate room that connects with the bathing suite toilet. Most tubs in these facilities are institutional by necessity and require a large amount of circulation space.

Figure 3-18
Resident Bathroom, Open Plan
NewBridge on the Charles

Bathing is a personal experience. When the bathing suite is recognized as a safe place, resistance to bathing is significantly decreased. The décor, furnishings, sounds, aromas, interior surfaces, and color should appear "spa-like".

1. Challenges

There are spatial, physical, and emotional challenges associated with the design of a bathing suite. Some of the challenges include:

- Size of equipment and required maneuvering space
- Fear of falling
- Anxiety related to lifting (particularly mechanical lifts that raise the person up and over a tub)
- Biological and ambient temperature fluctuations
- Unfamiliar appearance of the room
- Ambient noise

2. Planning Considerations

The bathing suite should open onto a corridor and be adjacent to the soiled utility room. The bathing suite consists of two adjacent spaces, a bathing room, and a toilet room.

Bathing Suite Functions

The bathing suite should be planned around the resident's needs and proposed utilization of the space. Typical resident functions within the bathing suite include:

- Assisted tub bathing (including lift use)
- Grooming and hygiene
- Toilet transfer assistance
- Relaxation and healing (sounds and aromas)
- Storage of personal products
- Disrobing and dressing

The bathing room includes:

- Therapeutic tub
- Seated scale
- Transfer chair
- Lift, overhead traverse (preferred) or portable
- Cabinets for storage of towels, bathing supplies, cleaning supplies, and resident personal items
- Robe hooks and towel bars
- Space necessary for staff and residents' movements in transfer, tub use, and resident bathing assistance
- 5'6" diameter clear turning space for wheelchairs, scooters, etc.

Figure 3-19
Spa Bather/Tub
The Leonard Florence Center for Living

Spa Bather /Tub

In selecting a tub for the home, consider the following:

- Each resident should have convenient access to an assisted tub;
- Specify a tub that is easy to operate, fills and empties quickly, is easy to clean, and has a safe, comfortable way for residents to enter and exit;
- Provide an overhead lift system, which will eliminate the need for a portable lift (see Figure 3-19).

Bathing Suite Layouts

The bathing suite should contain the components and adjacencies described earlier in this section (see Figure 3-20). Below are spatial, furnishing, and fixture requirements for the bathing suite.

- Bathing Room
  - Appropriate diameter, clear turning space
  - A bathing area
  - Full height wardrobe cabinet for storage, a counter with accessible sink, and overhead cabinets
  - Transfer chair with personal items console and wall mounted robe hooks
  - Direct access to toilet room
  - A seat may be available for use while dressing. Mirrors for grooming are located over the sink and a full-length mirror is inside a door. See guide plates in Chapter 4 for more detailed information
- Toilet Room
  - The toilet room conforms to the requirements as referenced in Section 3.1.12 Resident Toilets and Showers

3. Additional Considerations

Bathing Suite should include:

- Electrical receptacles for dryers and shavers
- Wheelchair scale and/or other methods for weighing residents
- Wheelchair storage/parking
- Proximity to accessible hair washing facilities

3.1.14 Laundry

The laundry can be both a therapy and work space and should be accessible to both residents and staff.

Each home laundry room is equipped with a washer, a dryer, folding area, and a sink. Lockable wall cabinets should be provided for detergent and chemical storage. When providing automatic chemical dispensing systems, carefully plan the area to ensure a residential atmosphere is maintained.

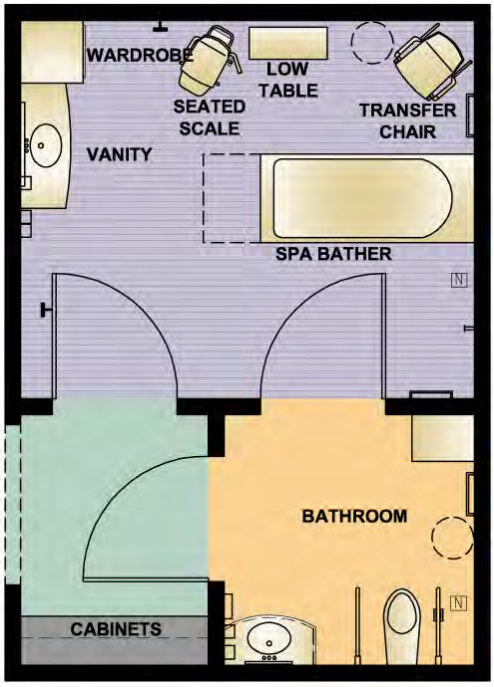


Figure 3-20
Home Bathing Suite Floor Plan

As there may be local AHJ considerations for non-VA sites, the team must plan this area in accordance with the inspection requirements.

3.1.15 Soiled Utility Room

The soiled utility room is adjacent to the laundry area, and linked with a door if required. (see Section 2.2.5 for additional information). Space may include shelving, space for holding, and utility sink.

3.1.16 Clean Linen Closet

Two (2) clean linen closets should be provided. Each closet is roughly 18" [457 mm] deep by 4'-0" [1219 mm] wide with five, 12" [305 mm] deep shelves with a lockable door.

3.1.17 Public Toilet

The public toilet is linked to or is proximate to the den. The room has a vanity top with an integral sink, mirror, toilet, optional shower, and appropriate accessories. The finish and décor in this area should be similar to a guest bath in a private home.

3.1.18 Hair Care

The hair care space, if provided in the house, is adjacent to the bathing suite and public toilet. This salon is designed for use by men and women (see Figure 3-21). Furnishings include:

- Mirror
- Styling chair
- Side chair
- Free standing hair dryer

The room is also equipped with a hand sink, a shampoo sink, manicure, pedicure, and a stylist stations.

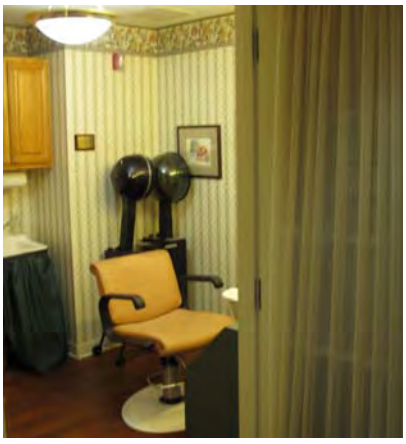


Figure 3-21
Home Hair Care
Sunrise Senior Living, Richmond, VA

3.1.19 Home Storage

The home storage space is for general storage and includes shelving. If a garage is planned, additional area should be included for storage therein. Both internal and external storage should be carefully considered in support of the homes' operation and the unique requirements the home may have based on its location.

3.1.20 Home Garden

The home garden is an important healing space for the residents and is a major component in the design of the home. During the design process, the project team is encouraged to include a landscape architect experienced in healing gardens. The following basic elements should be considered:

- A covered and uncovered seating area for 8 or more people
- Connection to a walking loop, turf areas, and planting beds
- Level walking surface materials on the primary routes are textured for traction
- Special features, such as fountains, birdbaths, bird feeders, and sculptures are encouraged to add variety
- Native landscape to encourage wildlife such as birds and butterflies
- A variety of landscape materials
- Displays of seasonal color of flora
- Access to water source
- Outdoor power outlets
- Gardening boxes or areas for resident plantings

Figure 3-22
Home Garden & Raised Patio
Sunrise Senior Living, Holiday, AZ

3.1.21 Patio and Balconies

Patio spaces should be designed in keeping with regional requirements. Patio arrangements afford the resident sunlight, shade, and access to outdoors (see Figure 3-22).

Multistory facilities distribute common spaces vertically as well as horizontally (see Figure 3-23). Verandas, porches, patios, and other outdoor spaces, may be designed with operable windows. Consider creating destination features oriented toward vistas with engaging views.

Provide adequate space for table and chair seating, lounge chair seating, and wheelchairs (see Figure 3-24). Plantings may be incorporated via permanent planters or the generous use of potted plants (see Figure 3-25).

Resident safety must be considered when designing raised patios. The type of resident is an important factor when determining patio edge protection. Code required barrier heights will not be adequate to protect residents with cognitive impairments. In these cases, barriers must be high enough to prevent scaling. Additional horizontal treatment at the top of barriers may be provided for added safety. Screens can be designed to provide security while allowing light and air for circulation in the patio space.

Figure 3-23
Multistory Facility Porch/Verandas
CO State Veterans' Home at Fitzsimons

Figure 3-24
Outdoor Patio
Sunrise Senior Living, Bonaire, GA

Access to Patio

Access to patios from the living areas offers flexibility and security. Doors need to function so that residents can have access when staff is available.

Figure 3-25
Enclosed Outdoor Garden
Lebanon Valley Brethren Homes, Palmyra, PA

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3.2 Community Center

The Community Center is a place where residents from the entire neighborhood gather to socialize casually, participate in group activities, and access care and support services that are not easily or appropriately provided in the home (see Figure 3-26). Administrative services and other program elements, which are not included in the homes, will be located within the community center. Should the project be located on a campus site, additional programs may not be needed in the community center. These are team and user decisions based upon the project and program requirements.

The community center consists of three primary components (see Figure 3-27):

- Administration
- Support
- Common areas

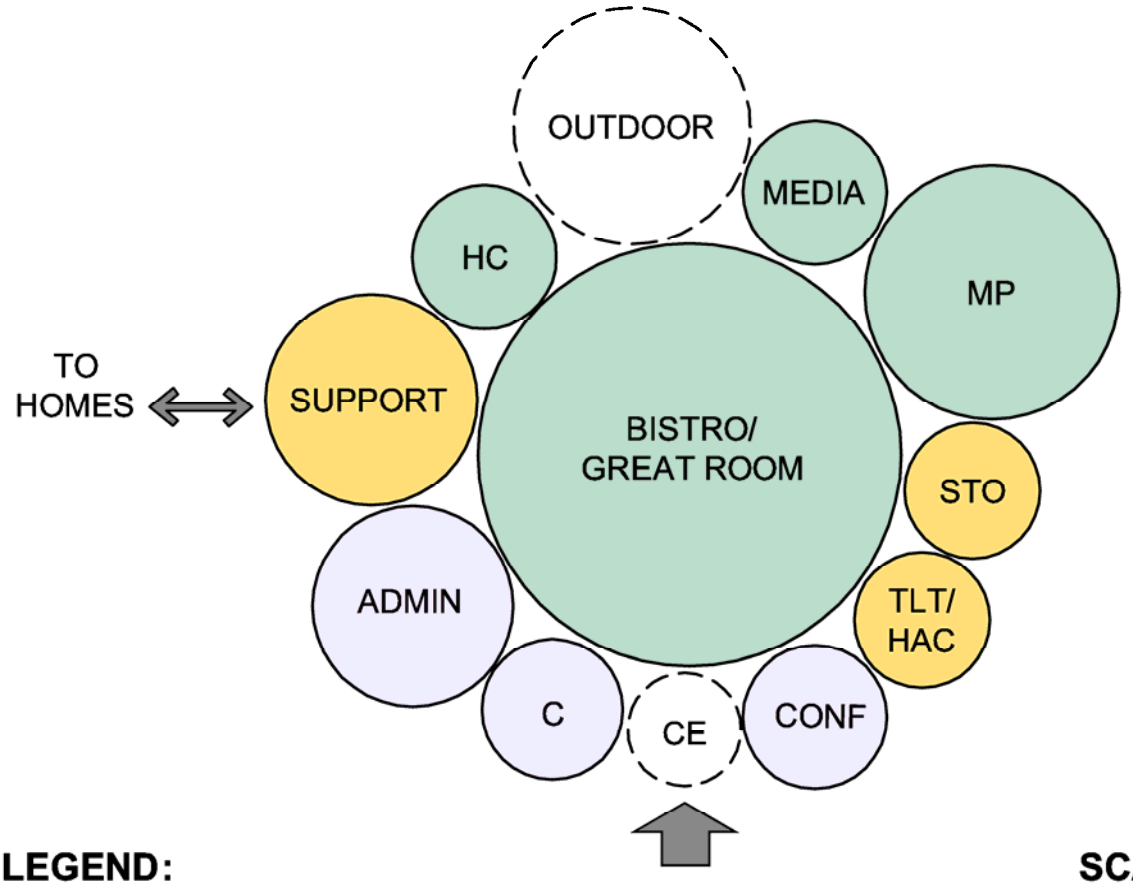
The project team should use the VA guides and standards to design these spaces to meet the specific program needs of the project. This information is available on the VA Technical Information Library (TIL) at http://www.cfm.va.gov/TIL/.

1. Administration

Administration areas include the concierge station, administrator's office, copy room, nursing office, and activities director's office. The administration area is adjacent to the activity areas and the building entrance and has a presence in the community center.

A concierge station is provided adjacent to the entry in an open and welcoming space allowing staff members to greet visitors and perform routine office duties. Other administrative spaces are proximate to one another.

Figure 3-26
Community Center
The Leonard Florence Center for Living



LEGEND:

SCALE: NTS

COMMON AREAS

BISTRO	=	BISTRO
HC	=	HAIR CARE
GREAT ROOM	=	GREAT ROOM
MEDIA	=	MEDIA CENTER
MP	=	MULTIPURPOSE ROOM

ADMINISTRATION

ADMIN	=	ADMINISTRATION OFFICE, NURSING OFFICE, ACTIVITIES DIRECTORS OFFICE, & COPY ROOM
C	=	CONCIERGE STATION
CONF	=	CONFERENCE ROOM

SYMBOLS

- MAIN ENTRY
- ACCESS
- NOT A PROGRAMMED SPACE

OUTDOOR AREAS

OUTDOOR	=	COMMUNITY GARDENS/ COURTYARD
CE	=	COVERED ENTRANCE

SUPPORT

TLT/HAC	=	TOILETS & HOUSEKEEPING AIDES CLOSET
SUPPORT	=	STAFF AREAS, OFFICES, STORAGE, OPTIONAL AREAS, MECHANICAL, ELECTRICAL, & TELECOMMUNICATIONS
STO	=	STORAGE

Figure 3-27 Functional Relationship Diagram – Example of Community Center

2. Support Space

The community center also provides support spaces for the neighborhood. The support spaces include:

- Staff lounge with lockers
- Staff bathroom
- General storage
- Housekeeping aides closet
- Central telephone and communications

Additional support spaces to be considered (if not provided elsewhere on site) include:

- Central kitchen and food storage
- Central dry storage
- Laundry
- Receiving/loading
- Monitoring station
- Maintenance office
- Maintenance storage
- Central plant

3. Common Activity Areas

The social interactive spaces in the community center are the common activity spaces. These spaces are designed as an open floor plan allowing for both intimate gatherings and large community events for the residents. Common areas are closely linked to the building entrance and the outdoor living spaces, and must be designed to encourage social interaction.

The common spaces include:

- Public entrance
- Great Room (with hearth and TV)
- Bistro
- Media center
- Multipurpose Room
- Conference room (multipurpose)
- Hair Care
- Chapel or Meditation (optional)

Adequate toileting facilities are to be provided adjacent to the common activity spaces. The project team can determine other appropriate social and activity spaces to be included in the project program.

3.2.1 Covered Entry

A covered entry should be provided for drop off and pickup of residents at the community center. The front doors to the community center are to be automatic opening and well lit.

Figure 3-28
Concierge/Reception Area
The Leonard Florence Center for Living

3.2.2 Concierge Station

The neighborhood concierge station opens onto the entry and provides oversight of the entrance and public spaces in a non-obtrusive way (see Figure 3-28). The space should include a desk with adequate storage and counter space to perform monitoring and information functions. All community wide surveillance, nurse call, or similar systems are based in this location.

3.2.3 Bistro

The bistro, along with the great room, set the character and atmosphere of the community center (see Figure 3-29).

The bistro includes a servery bar (for beverages, snacks, and possibly prepared foods) and a seating area for tables and chairs. The atmosphere is casual, warm, and fun.

The bistro is open to residents, visitors, and staff as a casual gathering space. It also serves as an alternative venue or destination for residents to be out of the home for snacks, vending, or eating (see Figure 3-30).

Figure 3-29
Bistro
Sunrise Senior Living

3.2.4 Great Room

The great room is a large, casual gathering space with furnishing that includes a soft seating area (see Figure 3-31). The focal point of this destination space may include a fireplace, hearth, or an entertainment system.

The fireplace area may be finished with wood or stone-faced materials with a raised hearth and mantle. The seating may be comprised of a love seat, armchairs, a coffee table, and side tables. This space should include high ceilings, large windows, and adequate room for casual gatherings of many residents.

3.2.5 Multipurpose Room

The multipurpose room in the community center is designed to accommodate

Figure 3-30
Bistro
The Leonard Florence Center for Living

regular large groups of residents for social events (see Figure 3-32) such as:

- Wet and dry craft activities
- Bingo
- Card and board games
- Fitness activities
- Viewing sporting events or special entertainment programs

Figure 3-31
Great Room
Sunrise Senior Living, San Francisco, CA

This room may also be used as a training room or as a chapel, if one is not provided elsewhere in the neighborhood. The multipurpose room must accommodate at least 30% of the residents in an auditorium seating arrangement using stacking chairs. The

community center, as a whole, must be designed to accommodate at least 50% of the residents for major events.

Figure 3-32
Multipurpose/Community Room
Childers Place

The space is open with a high ceiling and includes:

- Serving pantry or kitchenette
- Storage room for tables, chairs, games, etc.
- Wide screen TV (60" [1524 mm] or larger)
- Multi-media player
- Other appropriate components

The TV and other equipment should be housed in a console or entertainment center equipped with locks for the components.

Other design considerations include:

- Adequate storage for portable fitness equipment or support equipment (wheelchairs)
- Counter with sink and oven, for wet and cooking activities
- Effective acoustics
- Seating plans and focal points should address participation for wheelchair and non-wheelchair occupants (see Figure 3-33)

Guidelines for Designing Accessible Rooms with Tables

Appropriate space for access into and throughout social spaces furnished with tables increases comfort and ease of use. Figure 3-33 illustrates a method of establishing spatial needs, table arrangements, clearances for circulation, and resulting room sizes.

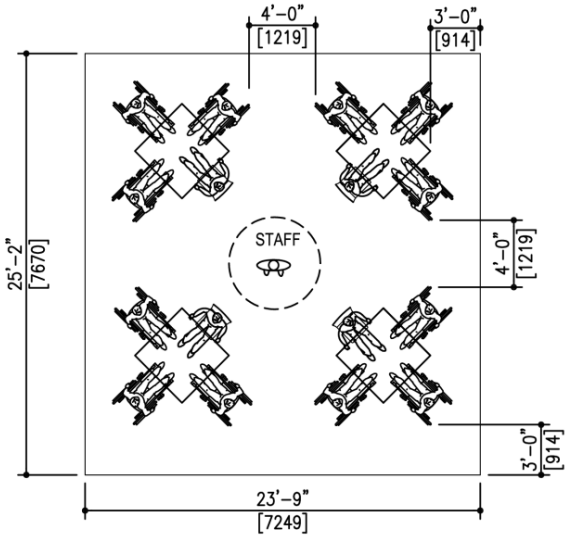


Figure 3-33
Table Size, Space Needed, and Arrangement Study

As shown in Figure 3-33, the 48" [1219 mm] square tables, arranged at diagonals, provide circulation of 48" [1219 mm], including enough turning space to avoid conflicting with other occupants, while conserving on overall necessary square footage.

Larger tables and round tables will increase the area required. Smaller tables may result in conflict due to the allowances required underneath the table for wheelchairs, foot pedals, and table bases or legs.

Use of these same sized tables, placed on a parallel grid, requires a larger space in order to meet aisle widths. Some variation in table size, i.e., use of two-person and six-person tables, is encouraged. These criteria have led to

the recommendation of 36 nsf [3.35 m²] per resident in dining and social areas where the use of a table by residents is applicable.

3.2.6 Media Center

The media center is a quiet space designed for reading, writing, or computer use (see Figure 3-34). It also serves as the neighborhood's library. The room should be bright, airy, quiet, and comfortable. The media center should include bookshelves, computer stations, a small library table, and soft seating.

Figure 3-34
Media Center
Sunrise Senior Living, San Francisco, CA

3.2.7 Hair Care

The hair care space is the neighborhood barbershop and beauty parlor and is expected to be open on a regular basis.

The space should be designed for the care of both male and female patrons (see Figure 3-35). Two styling stations with shampoo sinks, mirrors, and a closet for stylist use are required.

Due to the odor of styling products, adequate ventilation is critical. The space must be designed for negative pressure compared to adjacent spaces. Salons average 200 nsf minimum to 400 nsf maximum [18.6 m² to 37.16 m²].

Figure 3-35
Hair Care
Childers Place

Planning includes:

- An accessible shampoo sink for wheelchair users
- A nail and pedicure station
- Two hair drying stations
- Side chairs adjacent to an activity space where residents can wait for their appointment
- Adequate ventilation for this area
- Chemical storage and mixing room
- Secure storage for stylist personal items

3.2.8 Conference Room

The conference room is a multipurpose space with a conference/dining table for eight to be used for various functions such as family meetings, private dining parties, and staff meetings (see Figure 3-36).

Figure 3-36
Multipurpose Conference Room
Sunrise Senior Living, Beaconsfield, Quebec

3.2.9 Meditation and/or Multi-Faith Chapel

Designer may offer a dedicated meditation area of 140 min to 450 max nsf [13.01 m² to 41.81 m²] according to facility size, with the capacity to open into multipurpose rooms for additional seating.

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3.3 Neighborhood

As previously stated, the Neighborhood elements include up to 12 homes, a community center, and parking. The elements are situated on the site to allow easy access between homes as well as from the homes to community center.

3.3.1 Site Planning

Site analysis and planning define the beginning of the design process. Preliminary analyses that will affect the final design of the facility must be considered. CLC project specific considerations include, but are not limited to:

- Site area
- Site geometry
- Local zoning
- Topography
- Regional and climatic factors
- Utilities
- Other individual site characteristics

1. Planning

The plan for a CLC must consider the activities of multiple users, including the residents, staff, visitors, maintenance personnel, service providers, emergency personnel, and public utility workers. Components of the site plan include:

- Landscaped Features
- Wander Garden
- Setbacks and Buffers
- Parking for Residents, Staff, and Visitors (see Figure 3-37)
- Access for Emergency Vehicles
- Utility and Service Access
- Storage
- Covered Entry
- Signage – Wayfinding
- Trails and Walkways

To provide adequate planning and programming guidance, the project team is encouraged to review case studies of successful small house models (see Chapter 5 - Appendix).

2. Site Plans

Among the site planning considerations are the type of setting, number of residents, expansion potential, parking, and physical restrictions. The generic site plan shown in Figure 3-38 is an example of a hypothetical solution. Each project and each site have their own unique characteristics.

3. Parking

Parking considerations should include peak demand based on each facility's demand load.

Figure 3-37
Community Center Entrance and Parking
Arizona State Veterans' Home

Typical parking recommendations

- Parking for residents and visitors:
  - 0.3 to 0.5 spaces per bed in each house
- Parking for staff, physicians, clinicians, other FTE, volunteers, and others:
  - Total number of above on all three shifts would encompass 25% of the total, and the third shift would encompass 20% of the total FTE's. Parking for the peak (55% + 20%) would occur at shift change between third and first

shift as parking spaces would be needed to accommodate the total of both shifts

- Other parking:
  - As needed located at community center for vendors, first time visitors, and others

The parking model utilized must address the following parking needs:

- Reserved parking for on call staff nurse
- Reserved parking for on call physician. This may only occur on a weekly basis as determined by the facility administration
- Staff parking
- Visitor parking
- Vendor parking
- Delivery parking
- Size of the parking stalls

Where possible, parking is to be arranged in small groupings rather than in large lots. Larger lots are more difficult to screen and can become visually-overbearing. Loading and refuse areas must be designed to receive trucks in a non-obtrusive way, and should be screened from residents, and visitors' view.

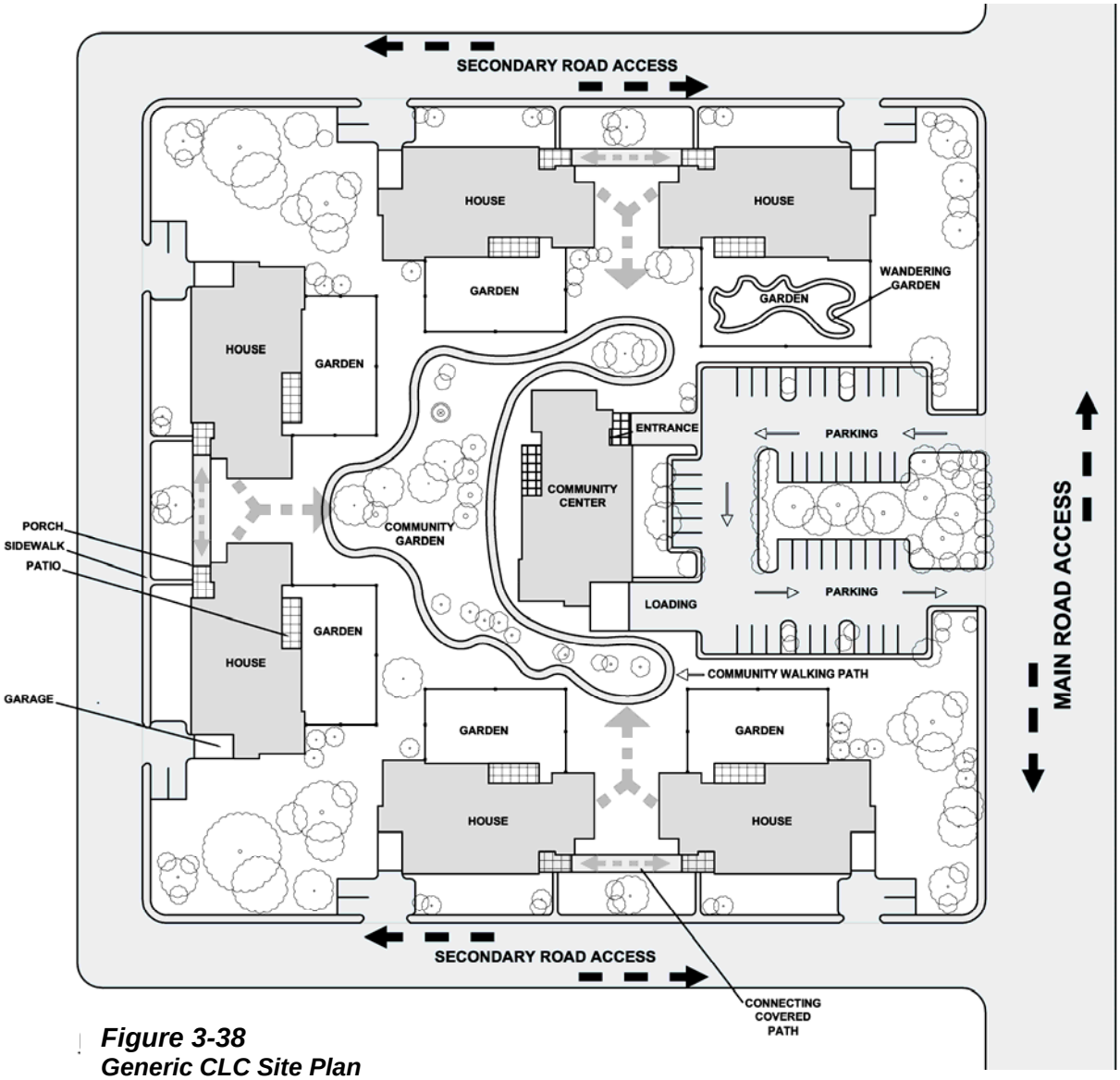

Figure 3-38
Generic CLC Site Plan
NTS

Refer to the VA TIL for VA parking guidelines to be used in development of parking criteria for the respective projects.

4. Topography

Topographical influences affect the general location of the structure and may determine access and egress, parking, and circulation for various users. Topography will also suggest the need for retaining walls, berms, and specific landscaping. Additional influences include elements such as walks, ramps, outcroppings, and placement of roadways. Limiting on site grading is preferable, when feasible.

5. Zoning

Zoning is site specific. A zoning analysis must be performed before advancing preliminary plans. In the case of government-owned property, it is important to consider the zoning and adjacencies for compatibility with neighboring buildings and jurisdictions.

6. Historic Features

Early in the design phase, there should be an analysis to identify historic issues. Historic issues may include finish of the exterior, window types, (colors and shapes), roof types and slopes, color of façade, height of facility, and location of facility. Contact federal, state, and local jurisdictions to assure that all guidelines are followed.

7. Site Circulation

Pedestrian

Pedestrian circulation is to be integrated into the landscape. Connection walkways must allow direct access between homes and the community center. Providing a walking loop for residents around the neighborhood is recommended. These walkways must be accessible and constructed of concrete or other material suitable to persons with canes, walkers, and wheelchairs. Additional walking paths may be provided as opportunities allow. Adequate resting places, including interesting landscape features, should be provided along all pedestrian paths.

Site Access

Site access may be from main public roadways or access roads. The location of curb cuts and aprons must be planned in accordance with local zoning code or AHJ.

On-Site Roadways

The width of all roads should accommodate two-way traffic. The circulation path must be logical and easily identifiable with proper signage and directional arrows.

Figure 3-39
Parking and Roadways
Avalon by Otterbein Perrysburg

Emergency Roadways

Emergency access is required for ambulance, fire and rescue, law enforcement, and other emergency related vehicles. The width of the roadway for emergency purposes needs

to be maintained and unobstructed at all times.

A loop road or some means of complete site access is a desirable site design feature and is generally required in every jurisdiction (see Figure 3-39). Loop road design allows access for fire trucks and other emergency vehicles to complete a revolution around the facility. At a minimum, access to every part of the site and facility for emergency vehicles must be provided.

Service Road

The service road may better accommodate the facility by having an access point that differs from the primary site access. If this is not feasible due to site restrictions or other reasons, consider a separation of roadways upon entry to the site. Clearly indicate the service road and design it in such a way as to not interfere with general site access or emergency roadways. The service roadway accommodates truck traffic in two directions unless the roadway system is designed and clearly identified as a one-way traffic pattern (see Figure 3-40).

Figure 3-40
Service Road
Baltimore Rehabilitation & Extended Care Center

8. Site Signage/Wayfinding

Locate signage on the site to assist visitors, staff, and service traffic circulation (see Figure 3-41 and Figure 3-42), refer to VA Signage Design Guide. Some suggestions for site signage include:

- Location of buildings on site
- Directional traffic
- Restrictions
- Parking
- Deliveries
- Passenger pick-up
- Entrance to site
- Entrance to facility

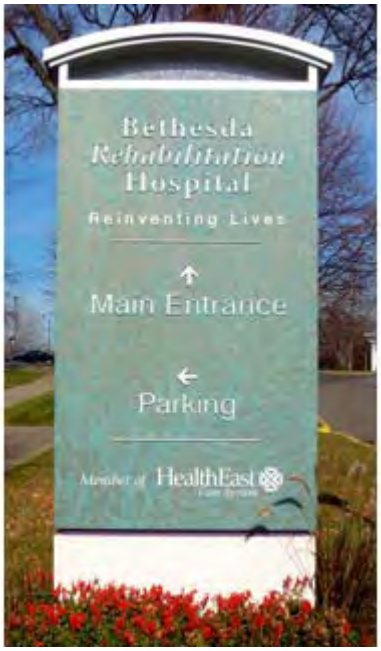

Figure 3-41
Directional Traffic Signage
Bethesda Rehabilitation Hospital

9. Proximity to Adjoining Facilities

Site access and roadways of an adjoining or existing medical center may allow for shared usage with a new CLC. Adjoining or proximate facilities may influence or determine certain characteristics of the new facility.

Figure 3-42
Site Signage

Site planning influences include but are not limited to:

- Height or motif
- Views
- Location of entry
- Floor to floor height
- Material selections
- Storage
- Access to deliveries
- Location of facility

10. Shared Amenities and Services

The nature of the site with respect to location and potential co-existence could influence shared amenities, such as:

- Access of site and roadways
- Orientation of entrance
- Location of services
- Food Service
- Availability of utilities

If physically connected, the use of a common service road or a common entrance to the site may be required. Independent access to power, communications, gas, water, and other utilities is preferable, thereby enabling the CLC to remain on line in the event of outages on the shared campus.

Emergency power provisions must be part of the planned program.

Sharing of campus functions may present advantages by use of established or existing amenities including:

- Access to site
- Services and utilities
- Use of existing on-site features
- Existing buildings
- Medical facilities
- Outdoor amenities

Many of these items translate into cost savings over the life of the facility. These and other shared amenities can significantly affect project costs.

11. Utility Access

Site utilities are critical to successful operations. Among the utilities or utility related components required for the CLC are:

- Electrical service transformers
- Communications services
- Gas lines
- Storm water management
- Water and sewer utility
- Oil service (if applicable)
- Emergency power (including fuel)
- Power and communications

Where possible, provide dual feeds to the site for some utilities (power and communications for example). An attempt should be made to attain a feed to the facility from different substations.

12. Services

Services, as referred to in this section include, but are not limited to:

- Loading docks
- Shipping/receiving areas

- Morgue service areas
- Trash areas
- Vehicular turnaround roadways
- Service ramps
- Shared access

These day-to-day operations cannot conflict with the main entrance to the facility (see Figure 3-43).

13. Landscaping (Natural & Designed)

Primary design considerations of the landscape plan include:

- Site entrance
- Home and community center entrances
- Home and community center gardens
- Children's playground (if provided)
- Parking
- Loading
- Refuse area with screening

Figure 3-43
Screened Site Services
CO State Veterans' Home at Fitzsimons

Natural Features

Landscape features enhance any site or campus. Natural features may include:

- Views and vistas
- Rock outcroppings
- Water features (lakes, streams, ponds, etc.)
- Trees
- Fields

Consider these features during the planning and site design phases of the project. Natural aspects of a site should help define the landscape plan. Use of indigenous plant materials is required.

Designed Features

Designed features that may also enhance the site include:

- Development or retention of views
- Trees
- Shrubs
- Grass
- Stone treatments
- Gardens
- Fountains
- Fences
- Plazas
- Sculptured elements
- Bird feeders / birdbaths

Adhere to any other site-specific covenants that may affect the design.

14. Covered Entry

Where possible, provisions for a covered entrance at the primary access point to the facility are recommended (see Figure 3-44 and Figure 3-45). The covered entrance is also an area where visitors and residents may sit and relax. Ample space is planned for seating and circulation near the entrance.

When provided, the covered area should be configured to accommodate two vehicles, one behind the other. The width of the roadway under the covering should accommodate an accessible van parked at the entrance while allowing another vehicle to pass.

Figure 3-44
Covered Entrance
NewBridge on the Charles

Figure 3-45
Covered Entrance
The Leonard Florence Center for Living

It is common for emergency vehicles to access a CLC site. Therefore, the height of the covered entrance is to be designed to allow clearance for large emergency vehicles. Inclusion of garages should take into account the access of vans and emergency vehicles to the home.

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3.4 Interiors and Finishes

The interior of the CLC should be welcoming and reflect the comforts of home (see Figure 3-46). The geographic diversity of the location of the VA facilities will likely be reflected in the variety of designs and finish selections across the United States.

Figure 3-46
Interior Finishes
Avalon Otterbein at Perrysburg

The creative use of finishes, architectural detailing, lighting, furniture, and furnishings will ensure a quality experience for residents, their families, and their friends. The house is appropriately detailed in a fashion similar to a home, while the community center reflects an environment of hospitality with a residential theme.

3.4.1 Space Planning

Description of the spatial relationships and general character of the respective spaces are discussed in earlier sections within this chapter of the design guide.

Planning and programming of the CLC facilities will require the designer to use multiple resources including this design guide. Additional VA references include:

- Space Planning Criteria Chapter 106 (CLC)
- VA Accessibility PG-18-13 (Barrier Free Design Guide)
- VA Program Guide PG-18-14 (Room Finishes, Door, & Hardware Schedule)
- VA A/E Design Submission Requirements PG-18-15 (refer to appropriate Volume in accordance with respective project)
- VA Master Construction Specification PG-18-1

This information is available on the VA Technical Information Library (TIL) at http://www.cfm.va.gov/TIL/.

Space planning for the home and the community center must consider flow from public to semi-private and from semi-private to private spaces. These transitions should have the look and feel of those in a private residence, and not be perceived as institutional.

3.4.2 Interior Architecture

Individual perceptions differ according to social situations. The creation of a home and healing environment can greatly affect the resident's perception of overall well being and sense of control. Perception is not based upon isolated responses to a particular stimulus, but rather as a reaction to the total stimulus field. Therefore, a variety of factors must be considered when planning the interior of the CLC. Considerations include, but are not limited to:

- Colors
- Finishes
- Textures
- Ceiling heights
- Acoustics
- Furnishings
- Lighting
- Artwork

The following sub-sections are provided as a starting point or guide. Each design team must explore the specifics as relate to their respective project.

3.4.3 Color, Texture, and Pattern

The choice and composition of colors, textures, and patterns is an integral part of every finish and furnishing selection. Coordinated palettes should be developed for individual spaces and whole facility environments.

1. Colors

Color can dramatically affect the experience of residents. Those used in the home should be consistent with current design genres and be timeless rather than trendy. Older, long-term residents may prefer a different palette from a younger shorter-term population. A home designed for dementia care will require a different approach to color than other homes. Each of the principal hues affects residents differently and requires consideration when selecting color palettes. The three hues to consider are warm, cool, and neutral.

Warm Colors

Warm colors are generally associated with physical warmth and contentment.

Figure 3-47
Warm Colors
Childers Place

Figure 3-48
Wall Texture
Childers Place

Hues on the warm side of the color circle, (red, orange, and yellow) and their related tints and shades, are generally viewed as comforting (see Figure 3-47). Warm colors tend to make people look healthy. Interiors with primarily warm color schemes also allow for use of lower room temperatures to achieve comfort.

Cool Colors

Cool colors are often preferred in locations or situations where there are higher air temperatures. Hues on the cool side of the color circle, (blues and greens) and their related shades are generally viewed as calming and soothing. Cool colors are good in spaces where meditation and reflection are encouraged.

Neutral colors

Neutral colors have a high content of gray. The palette has less of a psychological affect on individuals. Neutral colors are appropriate colors in spaces for residents to personalize.

2. Textures and Patterns

Variety and contrast add to a successful design. It is recommended that the designer use varied and contrasting textures and patterns in the selection of wall and floor finishes, fabrics, and window

treatments to reinforce the design theme (see Figure 3-48). Texture and pattern also help materials hide wear; thereby lengthening the service life of the product. The goal is to create a harmonious design that balances unity and variety.

3.4.4 Finishes

Interior finishes are the final architectural accoutrements of the home and they should be designed to embrace the resident as part of their daily lives.

The principal finish surfaces are floors, walls, and ceilings. Refer to the VA PG-18-14 and the finish schedule (Table 3-3) that follows this section for suggestions on interior finishes.

1. Flooring

There are various floor finishes that are available for use in the CLC and they will be used in a variety of areas (see Figure 3-49). The following is a brief list of flooring finishes, comparisons, and attributes:

Vinyl Composite Tile (VCT)

- Used in back of house or service areas
- Durable
- Long life
- High maintenance / Life cycle cost
- Low initial cost

Sheet Vinyl

- Used in kitchens, utility, and storage areas
- Moderate maintenance
- Low initial cost
- Difficult to match when in need of patching or repair

Vinyl Plank

- Used in many major settings (kitchen, dining, hallway, and common areas)
- Moderate to high initial cost
- Durable
- Easily maintained
- Simulated wood

Rubber

- Used in most common and private areas (hallways, kitchen, bedroom)
- Low luster/no wax
- Low maintenance
- Green, natural product
- Less taxing on user (more resilient)
- Minor acoustical properties
- Moderate to high initial cost

Figure 3-49
Sheet Vinyl

Linoleum and Cork

- Used in selective areas (commons and corridors)
- Moderate maintenance
- Made from renewable sources
- Moderate to high initial cost

Porcelain and Ceramic Tile

- Used in wet areas
- Moderate initial cost
- Low to moderate maintenance
- Durable
- Low life cycle cost

Epoxy

- Used in service areas (garage, central kitchen, utility room)
- Requires integral base

- Durable
- Easily Maintained
- High initial cost

Carpet

- Used in common and private areas (bedroom, living room, hallways)
- Requires moisture backing
- Available in sustainable materials
- Moderate to high initial cost
- High maintenance
- Limited life cycle

All floorings must be specified with the proper slip resistance for the respective room application. All materials coatings, backings, and adhesives must meet LEED VOC requirements.

2. Walls

Wall finishes will vary depending upon use, even geographic region (see Figure 3-50). The following are examples of wall finishes:

Figure 3-50
Wall Finishes
VA American Lake Medical Center CLC

Paint

- Low initial cost
- Available in numerous colors
- Low VOC products available

Vinyl Wall Coverings

- Used as accents or for entire space
- Affords texture
- Available in wide range of colors and textures
- Moderate initial cost
- Easily maintained
- Difficult to match when needing repair

Figure 3-51
Handrails and Wainscots
Sunrise Senior Living, Richmond, VA

Porcelain and Ceramic

- Used in wet areas (bathrooms and kitchens)
- Moderate initial cost
- Easeasily maintained
- Durable

Stone

- Used in common areas (living room, great room)
- Moderate to high initial cost
- Natural materials
- Durable
- Affords texture variation
- Creates an ambiance

3. Handrails and Wainscots

Continuous handrails are to be used in the resident hallways and other pathways for those needing their aid while walking independently. Wall guard protection is used in all areas subject to damage from cart or other service traffic.

Handrails should be designed as an integral part of the trim package,

incorporating the look and feel of a chair rail (see Figure 3-51). Wainscots of impact resistant materials are appropriate in the home as well.

3.4.5 Ceilings

When selecting a ceiling material and height, consider the intended use of space and the user. The materials commonly specified are gypsum wallboard (GWB) and acoustical ceiling tile (ACT) (see Table 3-3 Finish Schedule). Consider the ceiling heights shown in Table 3-2.

Room/Space	*Suggested Minimum Heights*
HOME	
Resident Bedroom	9’ - 0” [2743 mm]
Corridors	9’ - 0” [2743 mm]
Activity Areas	10’ - 0” [3048 mm]
Dining	9’ - 0” [2743 mm]
Resident Toilet/Showers	8’ - 0” [2438 mm]
COMMUNITY CENTER	
Common Areas	10’ - 0” [3048 mm]
Support Areas	9’ - 0” [2743 mm]

Table 3-2
Recommended Ceiling Heights

3.4.6 Acoustics/Noise Control

Poor acoustical design can affect the residents’ ability to hear and be heard. Some noises that disrupt residents include:

- Bedroom to bedroom noise from loud television viewing or talking
- Sound from common areas adjacent to bedrooms
- Sound in dining rooms which typically have hard surfaces

The plan should introduce sound absorption materials or compartmentalization to mitigate sound transmission. The wall treatments combined with sound attenuation blankets will aid in dampening the sound. In larger areas, ceilings can be used to absorb sound with coffers or panels. Carpet may also be used to reduce certain types of sound transmission.

3.4.7 Interior Furnishings

Interior furnishings include upholstery, built-in furnishings, window treatments, artwork, and accessories. Consider using a wide range of pieces, such as console table and curios, based on scale and size, and coordinated with the interior palette (see Table 3-4).

Figure 3-52
Seating, Built-ins, and Window Treatments
Sunrise Senior Living, Beaconsfield, Quebec

1. Seating

A variety of seating should be provided endemic to the respective regional setting. In general, the seating should be firm and stain resistant (see Figure 3-52 and 3-53). Ergonomics play an important role when selecting seating, for example:

- Select seating with arms to aid with sitting and standing
- Avoid low seating to ensure ease of use

- Avoid sagging or overly soft cushions as they are cumbersome and difficult from which to rise
- Select a chair designed with appropriate bases and center of gravity that is less prone to tilt or tip over

Seating considerations include:

- Living room – sofas, lounge chairs, wing chairs, and benches
- Dining room – dining chairs
- Bistro – dining chairs and stools
- Bedroom – desk chair, recliner, love seat, and sleep sofa

Figure 3-53
Seating and Artwork
Sunrise Senior Living, Clayton, MO

2. Window Treatments

Window treatments add dimension to the home environment and provide an opportunity for accents, color, pattern, and softening of the environment. South and west facing windows need blinds, shades, or other devices to control direct sunlight. Fabrics used in window treatments must comply with applicable Life Safety Code and Building Code requirements.

Figure 3-54
Wood Casework / Built-In
Sunrise Senior Living

3. Artwork

Artwork packages add variety and interest to the home environment. Consider regional pieces representing life, activity, and community.

Temporary displays of art, art objects, and murals by the residents are encouraged. A wall in the home can be designated for such displays. This would allow residents to create displays in the home or community center. A portion of the wall may also be coated with an erasable paint or wall covering. All artwork should be hung using tamper resistant hardware.

4. Built-In Furnishings

Wood is an appropriate material for trim, wall panels, modular cabinetry, and casework (see Figure 3-54). Specify hardwoods, which can be painted or stained. Laminated tops and cabinet doors may be an alternate selection as they are easily cleaned and durable.

Built-ins are suggested at media center, living areas, multipurpose rooms, dens, and other common spaces (see Figure 3-55).

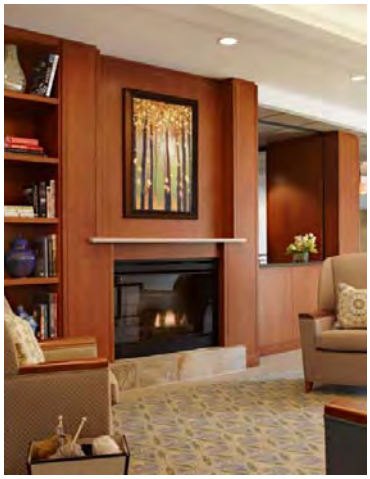


Figure 3-55
Displays in the Living Room
The Leonard Florence Center for Living

FINISH SCHEDULE

Note:

The following are possible finishes for the CLC. Designers must consider location, climate, and other project-by-project factors when making final decisions on finish selection.

1. This table is constructed, excerpted, and based upon the VA PG-18 -14 for Room Finishes, Door, and Hardware Schedules. For detailed information regarding the same, please refer the VA Standard PG -18 -14 on the TIL at http://www.cfm.va.gov/TIL/ as it takes precedence over the design guide.
2. The following abbreviations are references for material and finish codes throughout the Finish Schedule.
3. Abbreviations below are for this schedule only. For additional abbreviations, please see Preface.

Abbreviations:

AT/ACT	Acoustical Ceiling (Tile)
C	Concrete
CMU	Concrete Masonry Units (Unit Masonry)
CPT	Carpet Tile / Carpet
CT	Ceramic Tile
EPY	Epoxy Flooring
EXP	Exposed
GWB	Gypsum Wallboard Systems
HW	Hardware Set (Finish or Builder's Hardware)
No.	Number
P	Paint (Exterior and Interior; Transparent, Semi-Transparent, and Opaque Finishes)
PRB	Profile Rubber Base
PT	Porcelain Tile (Floor and Base)
QT	Quarry Tile
RB	Resilient Base (Rubber or vinyl with factory formed inside and outside corners)
RES	Resinous Flooring
RES-W	Resinous/Epoxy Wall/Ceiling
RSF	Resilient Sheet Flooring (Chemically Welded Seams)
SVT	Solid Vinyl Floor Tile (Luxury Vinyl Tile)
TT	Terrazzo Tile (Plastic Matrix)
VCT	Resilient Tile Flooring (Vinyl Composition Tile)
WSF	Welded Seam Sheet Flooring (Heat Welded with Rod)

ROOM	FINISHES					REMARKS
	Floor	Base	Walls	Wain	Ceiling	
A. HOME						
Resident Bedroom	SVT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Carpet may be considered for flooring; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Resident Bathroom	CT/PT	CT/PT	GWB/P	CT	GWB	Wall-coverings may be used on walls/accents; Porcelain tile may be considered for wainscoting; CT/PT for wet areas.
Special Care Resident Bedroom	SVT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Carpet may be considered for flooring; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Special Care Resident Bathroom	CT/PT	CT/PT	GWB/P	CT	GWB	Wall-coverings may be used on walls/accents; Porcelain tile may be considered for wainscoting; CT/PT for wet areas.
Front Porch	TT/SVT	TT/PRB	GWB/P		GWB	Ceramic tile may be considered for flooring;
Vestibule	CPT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; This space is not programmed; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Foyer	TT/SVT	TT/PRB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Porcelain tile may be considered for flooring; Acoustical tiles may be considered for ceiling.
Home Office	CPT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Living Room	CPT/SVT	PRB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Carpet with antimicrobial moisture proof backing; Acoustical tiles may be considered for ceiling.
Dining Room	SVT	PRB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Quarry or Porcelain tiles, stone, simulated vinyl planks, or wood may be considered for flooring; Acoustical tiles may be considered for ceiling.
Kitchen and Servery	SVT/RES	RB/PRB	GWB/P		GWB	Quarry or Porcelain tiles, stone or vinyl planks may be considered for flooring; Modular tiles may be considered for ceiling.
Pantry	SVT/RES	PRB	GWB/P		GWB	Quarry or Porcelain tiles or stone may be considered for flooring; Acoustical tiles may be considered for ceiling.
Den	CPT/SVT	PRB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Carpet with antimicrobial moisture proof backing; Acoustical tiles may be considered for ceiling.
Bathing Suite	CT/PT	CT/PT	GWB/P	CT	GWB	Wall-coverings may be used on walls/accents; Grabs bars need to be provided at the toilet; Porcelain tiles, may be considered for wainscoting. CT/PT for wet areas.

Table 3-3 Finish Schedule

ROOM	FINISHES					REMARKS
	Floor	Base	Walls	Wain	Ceiling	
A. HOME						
Bathing Suite Toilet	CT/PT	CT/PT	GWB/P	CT	GWB	Grab bars need to be provided at the toilet; Porcelain tiles, may be considered for wainscoting. CT/PT for wet areas.
Laundry	VCT	RB	GWB/P		GWB	Solid vinyl may be considered for flooring; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Soiled Utility Room	WSF	WSF	GWB/P		GWB	Special coating on walls; Acoustical tiles may be considered for ceiling.
Housekeeping Aides Closet	PT/QT	PT/QT	GWB/ CMU/P	CT	GWB	Resilient sheet may be considered for flooring and base; Acoustical tiles may be considered for ceiling.
Public Toilet	RES	RES	GWB/P	RES	GWB	Vanity top should be of decorative stone or porcelain, and appropriate to a residential setting; Solid vinyl may be considered for flooring; Profile base may be considered for base; Porcelain tiles, may be considered for wainscoting.
Kitchen Housekeeping Closet	PT/QT	PT/QT	GWB/ CMU/P	CT	GWB	Resilient sheet may be considered for flooring and base; Acoustical tiles may be considered for ceiling.
Hair Care	SVT	PRB	GWB/P		GWB	Carpet may be considered for flooring; A combination of acoustical tiles and wood may be considered for ceiling.
Home Storage	VCT	RB	GWB/P		GWB	Resilient sheet may be considered for flooring and base; Acoustical tiles may be considered for ceiling.
Patio	C	N/A	N/A		EXP	Wood deck, and or trellis/pergola may be considered.
Clean Linen Storage	WSF	WSF	GWB/P		GWB	Special coating on walls; Resilient sheet may be considered for flooring and base; Acoustical tiles may be considered for ceiling.
Garage	VCT	RB	GWB/P		GWB	Resilient sheet may be considered for flooring and base.
B. COMMUNITY CENTER						
Covered Entrance	TT/SVT	TT/PRB	GWB/P		NA	Ceramic tiles may be considered for flooring.
Concierge Station	CPT/ SVT	PRB	GWB/P		GWB	Wall-coverings may be used on walls/accents; A combination of acoustical tiles and wood may be considered for ceiling.
Bistro	CPT/ SVT	PRB	GWB/P		GWB	Wall-coverings may be used on walls/accents; A combination of acoustical tiles and wood may be considered for ceiling; Fireplace may be considered in seating area.
Great Room	CPT	PRB	GWB/P		GWB	Wall-coverings may be used on walls/accents; A combination of acoustical tiles and wood may be considered for ceiling; Fireplace should have high quality finish such as wood or stone face.

Table 3-3 Finish Schedule (continued)

ROOM	FINISHES					REMARKS
	Floor	Base	Wall	Wain	Ceiling	
B. COMMUNITY CENTER						
Multipurpose Room	CPT/SVT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Resilient sheet may be considered for flooring; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Multipurpose Room Storage	SVT	RB	GWB/P		GWB	Vinyl composition tile may be considered for flooring; Acoustical tiles may be considered for ceiling.
Media Center	CPT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Acoustical tiles may be considered for ceiling.
Conference Room	CPT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Hair Care	SVT	PRB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Carpet may be considered for flooring; A combination of acoustical tiles and wood may be considered for ceiling.
Toilets	PT	PT	GWB/P	CT	GWB	Porcelain tile may be considered for wainscoting.
Administrator's Office	CPT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Copy Room	VCT	RB	GWB/P		GWB	Resilient sheet may be considered for flooring; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Nursing Office	CPT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Activities Director's Office	CPT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Staff Lounge and Lockers	N/A	Refer to VA Criteria Chapter 401				
General Storage	VCT	RB	GWB/P		GWB	Resilient sheet may be considered for flooring; Acoustical tiles may be considered for ceiling.
Housekeeping Aides Closet	PT/QT	PT/QT	GWB/CMU/P	CT	GWB	Resilient sheet may be considered for flooring and base; Acoustical tiles may be considered for ceiling.
Mechanical Closet	EPY	RB	GWB/P		GWB	Vinyl composition tile may be considered for flooring; Exposed ceiling may be considered.
Electrical Closet	EPY	RB	GWB/P		GWB	Vinyl composition tile may be considered for flooring; Exposed ceiling may be considered.
Telephone/ Comm. Closet	EPY	RB	GWB/P		GWB	Vinyl composition tile may be considered for flooring; Exposed ceiling may be considered.
Maintenance Office	EPY	RB	GWB/P		GWB	Resilient sheet may be considered for flooring; Acoustical tiles may be considered for ceiling.
Maintenance Storage	C	RB	GWB/P		GWB	Acoustical tiles may be considered for ceiling.

Table 3-3 Finish Schedule (continued)

ROOM	FINISHES					REMARKS
	Floor	Base	Walls	Wain	Ceiling	
B. COMMUNITY CENTER						
Chapel/ Meditation	CPT	PRB	GWB/P		GWB	Acoustical tiles, exposed timber, or metal structure may be considered for ceiling.
Physician's Office	CPT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Profile base may be considered for base; Acoustical tiles may be considered for ceiling.
Exam Room	SVT	RB	GWB/P		GWB	Wall-coverings may be used on walls/accents; Resilient sheet may be considered for flooring; Acoustical tiles may be considered for ceiling.
Pharmacy	SVT	PRB	GWB/P		GWB	Resilient sheet may be considered for flooring.
Security Office	RSF	RB	GWB/P		GWB	

Table 3-3 Finish Schedule (continued)

3.4.8 Wayfinding and Signage

Orientation to and throughout any facility requires wayfinding. Resident disorientation can be traumatic. To avoid this, attractive signage with large, contrasting notations is required.

Color coordination of a home's finishes can be a helpful tool for residents when trying to find their way to a specific home or bedroom (see Figure 3-56 and Figure 3-57). The introduction of a theme may also aid the resident in wayfinding.

Figure 3-56
Wayfinding – Flooring Color and Texture
The Leonard Florence Center for Living

As part of the wayfinding system, residents can personalize the entry to their bedroom (see Figure 3-58); it also assists staff in relating to the resident. This can be accomplished by providing a frame, shadow box, or shelf at each door for the resident or their family to personalize.

Signage design reflects the overall character and theme of the neighborhood.

1. Wayfinding Tools

- Signage
- Lighting
- Floor patterns
- Wall colors
- Murals

Figure 3-57
Wayfinding – Walls and Floor Coloring
Creekside Apartments

- Nodes at intersecting corridors
- Windows
- Images
- Views

2. Room Recognition

Visual, auditory, and tactile cues encourage stimulation. For example:

- Place personal items to identify a door, such as memory boxes
- Provide illuminated destinations for previewing upon leaving one's room
- Contrast wall colors in bathrooms to help the toilet be more noticeable
- Provide unique color for public use toilet doors to help cue residents

Figure 3-58
Resident Room Coding
Sunrise Richmond

3. Personal Possessions

Reinforce individuality by using safe display methods, including small items in non-glare displays with lighting at levels appropriate to general and task lighting (see IESNA).

Fabric art, including vertically hung quilts, can contribute to individuality, however; it must meet applicable flammability requirements.

FURNITURE, FIXTURE, AND EQUIPMENT SCHEDULE

Note:

1. The furniture schedule below is provided as suggestions for the designer. Specific project requirements, vernacular, regional location, and other factors must be considered.
2. All spaces should be appropriately designed with window treatments, artwork, and accessories.

ROOM/SPACE	FURNITURE							REMARKS
	Chairs	Tables	End Tables	Sofas	Case Goods	Casework	Equipment	
A. HOME								
Resident Bedroom	✓	✓	✓	✓	✓		TV, Telephone, Lockable Medicine Cabinet, Ceiling Lift, Desk, Dresser/ Wardrobe	Provide Love Seat / Fold-Out Sofa or Reclining Chair for overnight guest, Memory Shelf
Resident Bathroom						✓	Vanity mirror and shower chair	Provide Shower Curtain, Garment Hook
Special Care Resident Bedroom	✓	✓	✓	✓	✓		TV, Telephone	Provide Love Seat / Fold-Out Sofa or Reclining Chair for overnight guest, Memory Shelf
Special Care Resident Bathroom						✓	Vanity mirror and shower chair	Provide shower curtain
Front Porch	✓		✓					Porch swing may be considered; chairs
Vestibule						✓		Coat Rack
Foyer	✓		✓		✓			Consider a guest book console
Corridor					✓	Shadow boxes and framed art		Warm up corridors and egress access ways with furnishings if permitted by the AHJ.

Table 3-4 Furniture, Fixtures, and Equipment Schedule

ROOM/SPACE	FURNITURE							REMARKS
	Chairs	Tables	End Tables	Sofas	Case Goods	Casework	Equipment	
A. HOME								
Home Office	✓	✓	✓		✓	Cabinets and shelving for file and medication storage	TV, DVD/VHS player, computer, fax/copier, and under-cabinet refrigerator	Provide desk and low file.
Living Room	✓	✓	✓	✓	✓	✓	TV, Fireplace	A game table would be appropriate in this space.
Dining Room	✓	✓				✓	Table will be of high quality finish	Dining chairs should have arms and cushioned seats and backs. Seat fabric should be vinyl for easy clean up.
Kitchen/ Servery	✓					Cabinets should have hard wood doors. Cabinet boxes should be of plywood construction. Counters to be of solid surface material. Door/Drawer pulls to have hands-free/soft-close/positive-close mechanisms.	Microwave Oven, Refrigerator, Freezer, Range with hood, Steam Table, Sneeze Guard, Wall Clock	Where floor sinks are present, the cabinet and door back should be lined with fiberglass reinforced plastic panels and sealed to the floor. Breakfast nook may be considered.
Den	✓		✓	✓	✓	✓	TV, Computer	Provide sleeper sofa
Den/Guest Bathroom							Vanity Mirror	Provide shower curtain
Bathing Suite	✓	✓	✓		✓	Cabinets for bathing supplies, towels, personal items etc. Sink in solid surface material	Etagere, Wall Clock	Transfer chair - comfortable synthetic wicker with water resistant cushions or similar, privacy curtain, changing benches
Bathing Suite Toilet							Vanity mirror	

Table 3-4 Furniture, Fixtures, and Equipment Schedule (continued)

ROOM/SPACE	FURNITURE							REMARKS
	Chairs	Tables	End Tables	Sofas	Case Goods	Casework	Equipment	
A. HOME								
Laundry		✓				Lockable wall cabinets for laundry detergents, chemicals and other supplies	Washer, dryer, laundry sink, portable hamper, and shelving	If auto dispensing units are going to be utilized the room design should not look institutional.
Soiled Utility Room							Flushing rim sink, laundry sink and hand sink or as required by the AHJ	Provide portable soiled utility cart(s).
Public Toilet							Vanity Mirrors	
Pantry						Wall shelving	Peelers, cutters and grinder	
Housekeeping Aides Closet							Janitor's floor sink	Shelving, cabinets, and racks for cleaning tools
Kitchen House-keeping closet						Lockable wall cabinets for chemicals and other supplies	Mops, sweepers, vacuum cleaners	
Hair Care	✓		✓		✓	Provide lockable case work for beauticians use	Styling/barber stations, chairs, shampoo sinks, pedicure chair, manicure station, and hair dryers	Provide reception desk, and lounge chairs for waiting
Home Storage						Wall shelving		
House Garden	✓	✓	✓	✓			Barbeque, umbrella, fountain, bird-bath, bird feeder, or garden sculptures	Provide 7'-0" [2134 mm] high, scale resistant fence for Dementia and Chronic Behavior House
Patio	✓	✓	✓	✓			Potting bench, potted plants, or planters	
Garage								Shelving may be considered

Table 3-4 Furniture, Fixtures, and Equipment Schedule (continued)

ROOM/SPACE	FURNITURE							REMARKS
	Chairs	Tables	End Tables	Sofas	Case Goods	Casework	Equipment	
B. COMMUNITY CENTER								
Concierge Station	✓	✓	✓	✓		Built-in desk, with locking space for concierge, filing, and counter	Telephone, TV, computer, printer/fax and security equipment	Counter should be a high quality solid surface material, with wheelchair accessibility. Center table for floral displays may be considered
Bistro	✓	✓	✓	✓	✓	Bar/Coffee Bar coordinated with counter needs for adequate seating, equipment needs for food and beverage program, and storage needs for plates, glasses, etc.	TV, kitchen equipment (Coordinate equipment needs with the food service consultant and the food and beverage program planned for the Community Center)	Consider providing hardwood, granite, or ceramic tile countertops. Consider providing seating with hardwood frame, vinyl/fabric upholstery and upholstered bar tools. Consider providing computers with internet access.
Great Room	✓	✓	✓	✓	✓	✓	Television, Fireplace	A game table would be appropriate in this space
Multipurpose Room	✓	✓	✓		✓	An entertainment center unit should be provided	Large Screen TV, Microwave, Beverage Station	Chairs should be stackable and tables storable. Window treatments should be provided with blackout feature.
Media Center	✓	✓	✓	✓	✓	Provide book shelving	Computer, Book Reading Enlarger	
Hair Care	✓	✓	✓			Provide lockable storage for beauticians use, and display shelving	Provide Styling Mirror, Styling Station, Hand Sink, and Shampoo Sink as appropriate for the scale of service anticipated.	Provide Styling Chair, Side Chair, Pedicure Chair, and Hair Dryer (for use with side chair) in appropriate quantities for the scale of services anticipated.
Multipurpose Conference Room	✓	✓		✓		Credenza or Buffet		Seating should be similar to dining with vinyl seat fabric, back, and arms.

Table 3-4 Furniture, Fixtures, and Equipment Schedule (continued)

3.4.9 Daylighting and Windows

Daylighting adds rhythm to the day and a direct connection to nature. Daylighting can be achieved in two ways: windows that provide daylight and view; and clerestories and skylights which provide daylight only. It is preferable to locate the living room, dining room, and den on exterior walls that include windows with views (see Figure 3-59). Resident bedrooms are required to have windows. All south and west facing windows require window treatment to control heat and glare.

Figure 3-59
Daylight used in Design
Childers Place

Daylight is the standard against which the human mind measures all things seen. For example:

- Colors seen with daylight will appear real and appropriate through color consistency;
- Color produced by daylight will vary from dawn, to noon, to dusk;
- Color reflection from adjacent surfaces will vary as well.

Strategies and elements of daylighting are to be included in the design. Daylighting should not be an afterthought or simply a matter of applying some shading controls for the windows. Many factors are impacted with the use of daylight in buildings such as:

- Aesthetics
- Psychological response
- Health
- Energy/Cost

Daylighting of buildings is reflected by the following considerations:

- Design to achieve daylight in significant and useful quantities in all areas where feasible
- Distribute daylight uniformly
- Avoid direct sunlight as it may cause discomfort or disability
- Provide daylight control devices such as adjustable lighting, blinds, curtains, screens, and shades

Windows are designed to optimize transparency and natural light in addition to allowing visual access to vistas. Bedroom plans should support the following:

- The size and location of the window(s) should accommodate furniture, furnishings, and equipment
- Locate windows away from corners about 18”- 36” [457 mm - 914 mm]

3.4.10 Artificial Lighting

Lighting is a design opportunity in any environment. An effective lighting design will illuminate space for its intended use and strengthen the interior design concept, set the moods, and add texture.

When designing the lighting plan for the home a variety of lighting fixture types (see Table 3-6) should be considered including, but not limited to:

- Direct overhead lighting
- Lamps (Floor and Table)
- Task lighting
- Wall mounted
- Cove lighting
- Pendant lighting
- Indirect lighting

Energy efficient fixtures must be utilized as a part of the lighting concept. Conforming to energy codes will necessitate the reliance on fluorescent lamped fixtures. Lamps reading 2700 degree Kelvin will provide the most appropriate residential color. Where practical, designer should provide control sensors for electric lighting to be dimmed or turned off when the room is not in use.

Lighting plays an important role in the ability to perceive and discriminate color, contrast, and textures. As one ages, vision capacity diminishes and items become fuzzy or unrecognizable. An inability to accurately judge color in interior environments can result in disorientation and accidents.

The quality of lighting can be judged according to contrast and glare:

- Contrast is necessary for good visual perception
- Glare is usually associated with differences in brightness or with reflected light

In both cases, luminaries and light fixtures need shielding devices to prevent a direct view into the light. Glare is to be avoided in the CLC at all costs.

To measure the effectiveness of artificial light there are two scales: the Color Rendering Index (CRI) and the Correlated Color Temperature (CCT). The CRI indicates how precisely a specific source of light can show an object in relationship to its true color. The CCT describes the degree to which a color appears warm (reddish), neutral, or cool (bluish) and is measured in degrees Kelvin (K). Highly saturated colors are best for environments for the aging, especially if color is being used as a directional tool or to enhance safety (see Table 3-5).

Color Temperature (K) (CCT)	***Applications***
2500	Bulk industrial and security lighting
2700 - 3000	Low light levels (10fc); General residential lighting, hotels, fine dining, family restaurants, and theme parks
2950 - 3500	Display lighting in retail and galleries; feature lighting
3500 - 4100	General lighting in offices, schools, stores, industry, medicine, display lighting, and sports fighting
4100 - 5000	Special application lighting where color discrimination is very important (uncommon for general lighting)
5000 - 7500	Special application lighting where color discrimination is critical (uncommon for general lighting)
Minimum Lamp CRI	***Applications***
50	No critical industrial, storage, and security lighting
50 - 70	Industrial and general illumination where color is important
70 - 79	Most office, retail, school, healthcare, and recreational spaces
80 - 89	Retail, work, and residential spaces where color quality is important
90 - 100	Retail and work spaces where color rendering is critical

Table 3-5 Color Classification of Light Sources

Reprinted from "Lighting Design Basics" by Mark Karlen and James Benya

3.4.11 Lighting Consideration

1. Bedroom

The bedroom in the home is where the resident will spend a considerable amount of time. Therefore, ample natural light and generous window area must be provided in resident bedrooms. A 6' x 6' [1829 mm x 1829 mm] or greater window configuration is recommended. Natural light is associated with resident well-being and should be maximized wherever possible.

Blinds or other window treatments are to be provided for all bedrooms. A variation of window treatments, colors, or patterns will help differentiate the bedrooms, thereby affording identity and individuality of the bedrooms.

Considerations for lighting enhancements include (see Figure 3-60 through 3-62):

- Daylight is supplemented by appropriately located, non-glare, artificial lighting fixtures
- Indirect lighting may be incorporated with sufficient ceiling heights, which is usually 9'-0" [2743 mm] minimum
- Ambient lighting is supplemented by task lighting
- Ceiling, floor, and/or table lights are to be located to balance and optimize lighting
- Illumination must be consistent with Illuminating Engineering Society of North America, IESNA RP-28 (or latest edition), Recommended Practice for Lighting and the Visual Environment for Senior Living

2. Resident Toilet Room

Large, diffused lights, rather than point illumination sources, are recommended. Lighting for grooming at sinks should be 600 lumens or 60-foot candles, with overall room illumination at a minimum of 300 lumens and 30-foot candles.

- Lighting levels for the shower must be a minimum of 300 lumens or 30-foot candles
- For skin care tasks, preferred levels are 600 lumens and 60-foot candles
- Provide damp or wet listed lighting fixture in the shower/tub area
- Provide night light that lights the location of the toilet room. Louver type fixtures that eliminates direct glare are desirable
- Non-glare, matte finishes are used in the bathroom to diffuse reflected light

The following illustrations demonstrate the effects of artificial lighting on a plane of interest and the various solutions available:

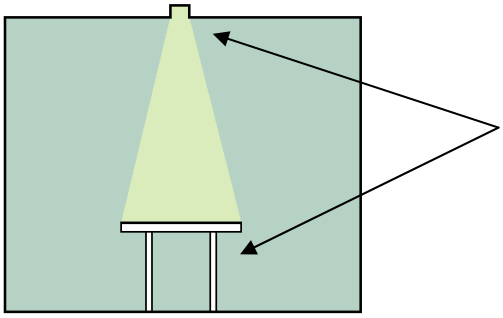


Figure 3-60
Overhead Downlighting Low Intensity

Overhead Downlighting is effective for task-oriented activities such as those found in occupational therapy. This lighting technique will allow the individual to focus on that surface, either a table or a wall.

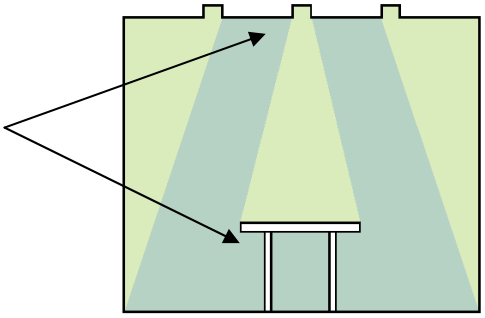
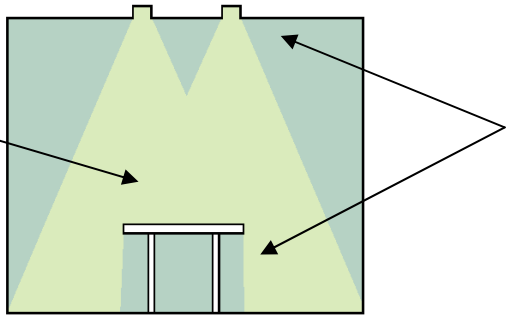


Figure 3-61
Overhead Downlighting with Lighted End Walls

This lighting technique allows a greater amount of illumination over a greater surface area.



Overhead Diffuse lighting is effective in group activities such as dining and card playing.

Figure 3-62
Overhead Diffuse – High Intensity

Source: Adapted from *Interior Lighting for Designers* (p. 19) by Gary Gordon, by John Wiley & Sons, Inc. Copyright 2003

LIGHTING SCHEDULE

Note:

1. The lighting schedule is a sample presentation of fixtures for consideration in the lighting design.
2. If ceiling lighting must be used exclusively, select a variety of fixtures that coordinate while avoiding excessive use of any one fixture. Chandeliers, pendants, and close to ceiling fixtures should be coordinated in look and finish but should be varied.
3. Floor and table lamps should be used for lighting whenever possible.
4. Sconces can add a residential dimension to an interior and should be provided here when practical.
5. A sconce provided at each resident bedroom door can be a wayfinding device and illuminate personalization effects.
6. Chandeliers provided are not to use incandescent light bulbs.

ROOM/SPACE	LIGHTING			REMARKS
	Ceiling	Wall	Other	
A. HOME				
Resident Bedroom	Decorative (Cloud) fluorescent light fixture	Sconces may be considered	Floor and table lamps, night light	Provide task lighting for memory shelving (if provided)
Resident Bathroom	Flush to ceiling	Above mirror lighting	2′ x 2′ [610 mm x 610 mm] Fluorescent fixture	All fixtures must be approved for damp or wet locations
Special Care Resident Bedroom	Decorative (Cloud) Fluorescent light fixture		Floor and table lamps, night light	Provide task lighting for memory shelving (if provided)
Special Care Resident Bathroom	Above shower lighting			All fixtures must be approved for wet locations
Front Porch		Coach lighting		Ceiling Fans or Pendant Lighting can be provided if appropriate
Vestibule	Close to ceiling fixture	Sconces		
Sample Lighting Fixtures				

ADA Sconce 1

Fluorescent (Cloud) Fixture

Wall Bracket 1

Incandescent Recessed Fixture

Table Lamp

Table 3-6 Lighting Schedule

ROOM/SPACE	LIGHTING			REMARKS
	Ceiling	Wall	Other	
A. HOME				
Foyer	Decorative chandelier	Sconces	Floor and table lamps	
Home Office	Close to ceiling fixture		Floor and table lamps, Task light	
Living Room	Compact fluorescent light fixtures	Sconces	Floor and table lamps	Ceiling fans or pendant lighting may be considered
Dining Room	Chandelier		Floor and table lamps	Accent lighting for the fireplace
Kitchen and Servery	Decorative chandelier, Pendants		Under cabinet and task lighting	Provide for low night lighting safety. Accent lighting may be considered
Den	Fluorescent light fixture		Floor and table lamps	
Bathing Suite	Fluorescent light fixture	Sconces	Wall brackets	All fixtures must be approved for damp or wet locations
Bathing Suite Toilet	Fluorescent light fixture	Above mirror lighting	Wall brackets	
Laundry	Fluorescent light fixture		Task light	
Soiled Utility Room	Fluorescent light fixture			
Public Toilet	Fluorescent light fixture	Above mirror lighting	Wall bracket	
Pantry	Task light			
Housekeeping Aides Closet	Fluorescent light fixture			
Kitchen Housekeeping Closet	Fluorescent light fixture			
Sample Lighting Fixtures				

Chandelier 1

Fluorescent Light Fixture

Outdoor Light Fixture

Pendant 1

Desk Lamp

Table 3-6 Lighting Schedule (continued)

ROOM/SPACE	LIGHTING			REMARKS
	Ceiling	Wall	Other	
A. HOME				
Hair Care	Fluorescent and incandescent light fixture	Above mirror lighting and scones	Pendant light fixtures	Use lighting to reinforce the theme for the room
House Storage	Fluorescent light fixture			
House Garden			Deck lighting, spotlight and accent lighting may be considered	Provide path lighting along walking loops in the garden
Patio		Coach Lighting		Ceiling fans or pendant lighting may be considered
Clean Linen Storage	Fluorescent light fixture		Task lighting	
Home Storage	Fluorescent light fixture		Task lighting	
Garage	Fluorescent light fixture		Task lighting	
B. COMMUNITY CENTER				
Covered Entrance	Fluorescent light fixtures/ chandelier	Coach Lighting		
Concierge Station	Decorative chandelier, fluorescent and incandescent light fixtures	Sconces	Table lamps, pendant and Task lighting	
Bistro	Chandelier and fluorescent light fixtures	Sconces	Shelf lighting, picture lights, display lighting, cabinet lighting and back lighting may be considered	Track lighting may be considered. Lighting should be varied and provide a range for ambient and decorative solutions
Great Room	Chandelier and fluorescent light fixtures	Sconces	Table lamps and floor lamps	Ceiling fans or pendant lightings may be considered
Multipurpose Room	Chandelier and fluorescent light fixtures	Sconces	Wall brackets, if a stage is to be integrated in the room then provide adequate lighting	Lighting should be dimmable and flexible to accommodate various purposes
Sample Lighting Fixtures				

Chandelier 2

Wall Bracket 2

Mini Pendant 2

ADA Sconce 2

Chandelier 3

Table 3-6 Lighting Schedule (continued)

ROOM/SPACE	LIGHTING			REMARKS
	Ceiling	Wall	Other	
B. COMMUNITY CENTER				
Multipurpose Room Storage	Fluorescent light fixtures		Task lighting	
Media Center	Fluorescent light fixtures	Sconces	Floor and table lamps	Soft seating area should have lamps/lighting should be appropriate to reading
Hair Care	Fluorescent and incandescent light fixture	Above mirror lighting and scones	Pendant light fixtures	Use lighting to reinforce the theme for the room
Conference Room	Chandelier	Sconces	Track lighting may be considered	This space is similar to a formal dining room in a residence.
Toilets	Fluorescent light fixtures	Above mirror lighting	Wall brackets	
Administrator's Office	Fluorescent light fixtures		Floor and table lamps	
Copy Room	Fluorescent light fixtures		Task lighting may be considered	
Nursing Office	Fluorescent light fixtures		Floor and table lamps	
Activities Director's Office	Fluorescent light fixtures		Floor and table lamps	
Staff Lounge and Lockers	Fluorescent light fixtures		Floor and table lamps	
General Storage	Fluorescent light fixture			
Electrical Closet	Fluorescent light fixture			
Telephone or Communications Closet	Fluorescent light fixture			
Maintenance Office	Fluorescent light fixture			

Sample Lighting Fixtures

Chandelier 4

ADA Sconce 3

Floor Lamp

Pendant 3

Wall Bracket 3

Table 3-6 Lighting Schedule (continued)

ROOM/SPACE	LIGHTING			REMARKS
	Ceiling	Wall	Other	
B. COMMUNITY CENTER				
Maintenance Storage	Fluorescent light fixtures		Task lighting	
C. OPTIONAL SPACES				
Chapel/Meditation	Chandelier or fluorescent light fixtures	Sconces		If a stage is to be integrated in the room then provide adequate lighting. Lighting should be dimmable and flexible to accommodate various purposes
Physician's Office	Fluorescent light fixture		Floor and table lamps	
Exam Room	Fluorescent light fixture		Floor and table lamps	
Pharmacy	Fluorescent light fixture		Floor and table lamps	
Security Office	Fluorescent light fixture		Floor and table lamps	
Receiving/Loading	Fluorescent light fixtures			
Sample Lighting Fixtures				

Pendant 4

Close to Ceiling Light Fixture 1

Pendant 5

Wall Bracket 4

Close to Ceiling Light Fixture 2

Table 3-6 Lighting Schedule (continued)

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3.5 Systems Criteria

3.5.1 Heating, Ventilating and Air Conditioning (HVAC)

The HVAC system must comply with the most current version of the Department of Veterans Affairs (VA) HVAC Design Manuals, VA Design and Construction Procedures, VA Master Construction Specifications and VA Standard Details, where applicable. The most current VA design and construction criteria are available on the VA Technical Information Library (TIL) at http://www.cfm.va.gov/TIL/. Deviations from VA guidelines may be made provided approval is obtained from VA. Where specific VA requirements are not available or indicated in this document, design criteria from industry standards such as ASHRAE, NFPA, DOE, etc., are to be submitted to the VA for review and approval.

1. Sustainability Requirements

Comply with all federal mandates for sustainability, energy reduction, and in accordance with VA design criteria.

2. Physical Security

Coordinate with the VA as required to determine the applicability of the Physical Security Design Manual for VA Facilities.

3. Energy Economic Analysis

Select the HVAC system based on an economic analysis performed in compliance with VA criteria and federally mandated standards to determine the most cost effective system for the building.

4. Energy Conservation

Emphasize energy conservation in all aspects of the building design. The building must meet all VA criteria, the most current version of ASHRAE Standard 90.1, as well as all federally mandated energy standards (i.e., EPAct, FEMP, etc.). These energy standards apply to HVAC systems as well as the building envelope, service water heating, lighting, and energy management. Provide certification to the VA that the building is designed in compliance with all applicable energy conservation provisions.

5. Exterior Design Conditions

Exterior design conditions are based on VA criteria and the most current edition of the ASHRAE Fundamentals Handbook. Summer design conditions are based on the dry bulb and wet bulb temperatures indicated under “Cooling db/mwb”. Where cooling towers are applicable, select the cooling tower based on the wet bulb temperature indicated under “Evaporation wb/mdb”. Winter design conditions are based on the dry bulb temperature indicated under “Heating dry bulb”. The A/E may recommend more severe outdoor climatic conditions for review and approval by the VA.

6. Indoor Design Conditions

Indoor design conditions for each space must be maintained throughout the year. Interior design conditions for all spaces must be maintained in accordance with VA criteria and the most current version of ASHRAE Standard 55.

7. Supply Air Requirements

Establish the supply air volume to meet the cooling load requirements of each occupied space. The supply volumes are modified to: a) meet minimum air change requirements, or b) maintain proper space pressurization relative to room exhaust requirements.

For all air systems, the supply air minimum airflows shall be established to maintain the minimum air change rates. In addition, filtration shall meet VA criteria and be comprised of efficient pre-filter and after-filters, with filter efficiencies based on the most current version of ASHRAE Standard 52.

8. Outdoor Air Requirements

The HVAC design provides each space with no less than the minimum recommended quantity of ventilation air in accordance with VA criteria and as required by the most current version of ASHRAE Standard 62.

9. Exhaust Air Requirements

The HVAC design provides exhaust air to spaces to control the transfer of odors and provide proper room pressurization. At a minimum, exhaust air and pressurization must be in accordance with VA criteria.

10. Noise Criteria

The HVAC design requires resulting sound levels in occupied spaces not to exceed the VA criteria, as well as ASHRAE Standards, in all octave bands.

11. Seismic Requirements

Where applicable, earthquake resistive design complies with the most current version of VA criteria for seismic design requirements as well as applicable building codes. Seismic design must also conform to the most current versions of SMACNA and NUSIG guidelines.

12. Design Features

Emergency power is provided for, but not limited to, the following equipment / systems:

- All heating water system components (pumps, condensate return pumps, boilers, etc.), in accordance with VA criteria
- Automatic temperature control system and components
- Exhaust system serving isolation suites

13. Temperature Control Criteria

The automatic temperature controls are direct digital control (DDC) with electric or pneumatic actuation of valves, dampers, terminal units, etc. A dedicated stand-alone building management system (BMS) or engineering control center (ECC) is to be provided. The ECC will be capable of being connected to an existing or future ECC at the medical center, if applicable. Final selection of the control system (pneumatic vs. electric, stand-alone or tied into existing ECC, etc.) is to be reviewed and approved by the VA prior to proceeding with the design of the temperature control system**.**

Room Temperature Control:

Provide individual room controls for, but not limited to, the following spaces: resident bedrooms, isolation rooms, anterooms, conference rooms, director's office, and corridors. In addition, not more than four interior rooms of similar function are to be grouped to one control zone, nor are interior and exterior spaces to be grouped on a common zone.

3.5.2 Structural

Executive Orders 12699 and 12941 require that all new and existing buildings constructed or leased by the Federal Government be seismically safe. The EO's require nationally recognized building codes be used for the seismic design and construction of new buildings, and for the seismic safety assessment of

existing buildings. For structural systems, International Building Code, Latest Edition, is to be followed.

3.5.3 Plumbing

The plumbing and medical gas systems comply with the current version of the Department of Veterans Affairs' (VA) Plumbing Design Manuals, VA Design and Construction Procedures, VA Master Construction Specifications, and VA Standard Details, where applicable. The most current VA design and construction criteria is available on the VA Technical Information Library (TIL) at http://www.cfm.va.gov/TIL/. Deviations from the VA guidelines may be made provided approval is obtained from the VA. In addition, the design must meet the requirements of the current version of the National Standard Plumbing Code (NSPC) and the National Fire Protection Association (NFPA). Where state or local codes are more stringent than the above requirements, submit criteria to the VA for review and approval.

1. Sustainability Requirements

Comply with all federal mandates for sustainability and energy reduction, in accordance with VA design criteria.

2. Physical Security

Coordinate with VA as required to determine the applicability of the Physical Security Design Manual for VA Facilities.

3. Domestic Water Systems

Water service extends to the building to serve the domestic and fire protection systems. Domestic water is distributed to the plumbing fixtures and equipment. The system maintains a maximum velocity and pressure in accordance with VA criteria and the National Standard Plumbing Code. Provide water hammer arrestors in accordance with ASSE for sealed wall installations without access panels. Size and locate arrestors per the Plumbing Drainage Institute (PDI).

Provide a domestic booster pump system where street pressure is inadequate. Provide domestic booster system with multiple pumps in accordance with VA criteria. Provide alternating control for the pumps as well as a pressurized storage tank where required. Emergency power is provided for the domestic booster system.

Provide multiple central water heaters in accordance with VA criteria. A hot water re-circulating system is to be provided. The domestic heating water system meets the requirements of the most current version of ASHRAE Standard 90.1.

4. Plumbing Fixtures

Plumbing fixture types and flow restrictors comply with VA criteria and the current version of the National Standard Plumbing Code. In addition, plumbing fixtures should comply with the current version of the Americans with Disabilities Act (ADA) as well as all federally mandated water conservation standards.

5. Sanitary and Storm Drainage Systems

Provide an adequate number of sanitary and storm drainage connections from the building in accordance with VA criteria and the most current version of the National Standard Plumbing Code.

6. Medical Gas and Vacuum Systems

Medical compressed air, oxygen, and medical vacuum systems must be in accordance with VA criteria, the most current versions of NFPA 50 and 99, and

the Compressed Gas Association Standards. Coordinate project specific requirements with VA.

7. Seismic Requirements

Where applicable, earthquake resistive design complies with the most current version of VA criteria for seismic design requirements as well as applicable building codes. Seismic design must also conform to the most current versions of SMACNA and NUSIG guidelines.

3.5.4 Electrical

The power and telecommunications distribution systems must comply with the most current version of Department of Veterans Affairs (VA) Electrical Design Manual, VA Design and Construction Procedures, VA Master Construction Specifications, and VA Standard Details, where applicable. Deviations from VA guidelines may be made provided approval is obtained from VA.

1. Sustainability Requirements

Comply with the Federal Mandates for sustainability and energy reduction as directed in the VA Sustainable Design and Energy Reduction Manual. The design team must use a third party rating system. Either the LEED or Green Globes rating system can be used. The project must obtain a minimum of either LEED silver or two Green Globes.

2. Physical Security

The design team shall coordinate with VA as required to determine the applicability of the Physical Security Design Manual for VA Facilities.

3. Public Utility Requirements

Contact servicing agencies and comply with their requirements for electric or telecommunications services. Make necessary submittals to utility companies for approval of equipment to be installed.

4. Seismic Restraints

Requirements are as specified by local codes and ordinances and the VA Seismic Design Requirements. Work shall comply with detailed provisions made by local authorities having plan check and inspection jurisdiction.

5. Electrical System Characteristics

Contact the local electric utility company for the type and availability of service. If VA Physical Security Design Manual is applied, multiple utility feeders from separate utility substations are provided for service redundancy. Three phase, 480/277 volt or 208/120 volt secondary systems are acceptable. A pad mounted transformer is preferred for these services. Service entrance equipment should comply with VA Electrical Design Manual.

6. Emergency Power

An emergency generator is provided as an electrical source for power and lighting during an interruption of the normal electric supply. Where stored fuel is required, storage capacity permits continuous operation for a runtime to be approved by the VA. The specific loads and branch circuit arrangement comply with NEC Article 517 as well as NFPA 99 and VA Electrical Design Manual Chapter 4.

7. Lighting

Comply with VA Electrical Design Manual, as well as the applicable sections of the Illuminating Engineering Society (IES) regarding good lighting practices. Resident bedrooms utilize natural light as much as possible. In addition, general lighting and night lighting are required. Reading light

controls are readily accessible to residents. At least one night light fixture in each resident bedroom is controlled at the room entrance. All light controls in resident areas are silent. Lighting complies with VA Electrical Design Manual Chapter 6.

8. Electrical Closets

Provide separate electrical closets with clearances in accordance with the requirements of the National Electrical Code (NEC). In buildings with multiple floors, the closets are stacked.

9. Receptacles

Provide each resident bedroom with duplex-grounded receptacles. Provide one on each side of the head of each bed and at least one on every other wall. Electrical receptacle cover plates on electricity supplied from the emergency system are distinctively colored or marked for identification. Ground fault interrupters comply with NFPA 70. Receptacles comply with VA Electrical Design Manual Chapter 3.

10. Conduits

Use rigid conduits in damp or exposed locations or where specifically required by the NEC. PVC conduits are to be used where routed underground. Electrical metallic tubing is used in dry concealed locations and furred ceiling spaces. Flexible conduits are used for final connections to recessed lighting fixtures, to motor driven equipment and vibrating equipment. Use PVC Schedule 40 conduits for concrete encased feeders and use PVC Schedule 80 conduits for direct buried branch circuits. Conduit is not to be used as a ground path; all electrical circuits must contain a ground wire. Minimum conduit size will be 0.5 inches [13 mm].

11. Conductors

Provide copper conductors with 600-volt insulation for low voltage distribution. Conductors No. 8 and larger are to be stranded, type THWN. Smaller conductors are a solid type THHN/THWN. Aluminum conductors are not permitted. Conductors for use in high temperature locations must be insulated as required by the NEC. Minimum size of power conductors should be No. 12.

12. Nurse Call System

Provide a nurse call system. Provide each bed location with a call device and provide an emergency call system at each resident toilet, bath, and shower room. This system is accessible to a resident lying on the floor. Design the emergency call system so that a call activated by a resident will initiate a signal distinct from the regular staff call system and can be turned off only at the resident's location. The signal activates an enunciator panel at the staff work area or other appropriate location, and either a visual signal in the corridor or at the resident's door.

Wireless technologies for staff should be studied along with hard wired or integrated systems, to meet the needs of individual facilities.

13. Fire Alarm System

Provide fire alarm and detection systems in accordance with the latest editions of NFPA101, Life Safety Code and NFPA 72, National Fire Alarm and Signaling Code, as well as VA Fire Protection Design Manual.

14. Telecommunications

Provide telecommunications and data, special systems per Chapter 7 and 8 of VA Electrical Design Manual. Equipment

in telecom rooms is to be powered from the Essential Electrical System with an uninterruptible power supply (UPS) backup for generator ride-through.

3.5.5 Security

Security issues include protecting resident from resident and elopement, particularly for special populations (see Chapter 2). Facilities that admit residents at risk for elopement should consider delayed egress locking systems, if permitted by the authority having jurisdiction (AHJ).

3.5.6 Communications

The first requirement of a communication system is to help staff respond to resident and staff requests for assistance. It also must monitor fire alarm systems, exits, security systems, and systems for devices such as wandering, falls, and oxygen. The following issues must be addressed in systems planning:

- Wearable communication devices that allow staff members to communicate from multiple remote locations rather than a single central station
- Since duty distribution may vary, communication systems that are highly adaptable, allow staff to adjust the equipment to the staffing pattern required
- Location of base stations by shifts and/or by home must be determined

1. Telephone

Unless restricted by the program of services, a telephone is available at each resident's bedside. In addition, provide one private telephone per resident home for residents who do not subscribe to private telephone service.

Telephone outlets are typically provided at each staff workstation or room.

Wall outlets are 18" [450 mm] AFF and desk outlets are 48" [1200 mm] AFF.

2. Information Systems

Information systems needs require computer and electrical outlets available at all work stations, including decentralized charting locations. Desk or workstation outlets are 48" [1200 mm] AFF.

3. Nurse Call

A staff call system is provided for all resident bedrooms and other spaces used by residents. Specific needs for call system locations are to be coordinated with the functional design of resident spaces (see Figure 3-63).

Figure 3-63
Above Resident Room Door - Artistic Emergency/Nurse Call Light
Lebanon Valley Brethren Homes

Wireless technologies for staff should be studied, along with hard wired or integrated systems, to meet the needs of individual facilities.

4. Television

Cable and electrical outlets for television use are provided at each resident bed area.

5. Public Address

Public address systems are totally separable (non-life safety), and should not be confused with fire alarm systems. The use of a public address system for regular paging or staff communications is to be avoided.

3.5.7 Information Resource Management Services

Information Resource Management Services (IRMS) are planned and designed on an individual facility basis to meet its needs. The amount of information that is assembled and distributed through IRMS is increasing at a rapid rate and expansions to meet future needs are to be considered.

3.5.8 Waste Management

1. Medical Waste

Medical waste is generated in medical exam rooms or in resident bedrooms where it is bagged, collected, and transported using specially designated, closed containers, to the Soiled Utility rooms. The waste is held there until it is transported from the loading dock to the medical waste handling facility.

2. General Waste

General waste is generated in all spaces and is held in waste containers for collection. It is then collected by cart, and transported via the loading dock to the waste handling facility.

3. Recycling

Means of sorting, collecting, transporting, and disposing of recyclable materials should be analyzed by locality, and modified to suit local conditions and practices.

Optional use of disposable and recyclable products is an important design consideration in recycling alternatives that affects physical space due to waste disposal volumes.

4. Utensils

Any washable items incorporated into the plan of care are transported to the soiled utility room for sanitizing. Some items may be transported to a sterile processing department or service for cleaning and reprocessing.

3.5.9 Transportation

1. Residents

Residents typically arrive at the main entrance, which must have a covered drop-off area, via private transportation and accompanied by family or other caregivers. Convenient access between the main entrance and visitor parking should be provided, and garages are suggested for homes where practical.

Some residents may arrive via ambulance at the covered entrance. Vehicles transporting residents for admission via this entrance should be guided by directional signage. Wayfinding should be incorporated into site planning to clarify entry points, parking, and general circulation.

2. Records

Resident medical and financial records are maintained centrally and may be distributed and accessed electronically.

3. Specimens

Specimens are collected at the home and are transported to an off-site reference laboratory for processing and reporting. Effective means are necessary for maintaining and transporting specimens to ensure integrity.

4. Pharmaceuticals

Pharmaceuticals, including narcotics, are transported in locked transport containers by pharmacy staff to the homes. Narcotics are delivered to a locked medication cabinet in the medication room.

5. Material

Supply traffic (material) is separated from resident and visitor traffic. Clean supplies are transported via supply carts to the clean utility rooms in the home where supplies are accessed by staff.

6. Linen

Supply traffic (linen) is separated from resident and visitor traffic. Clean and soiled linens are transported in linen carts.

7. Sterile Supplies

Sterile items used in the medical exam rooms are transported via dedicated closed carts. Sterile items also may be stored in the clean utility rooms.

8. Waste

Waste is collected by the environmental services staff and transported to soiled utility rooms located in service areas or trash collection areas near the loading docks.

3.5.10 Energy Conservation

Energy conservation is emphasized in all aspects of the building design. Refer to the most recent version of ASHRAE Standard 90.1, as well as DOE Regulations, Codes Standards & Executive Orders.

3.6 Codes Standards & Executive Orders

3.6.1 Local Codes and References

The Department of Veterans Affairs requires consultants to use the latest editions of codes and standards for all VA Community Living Centers and State Veterans Homes Projects.

All requirements are located at: VA Directives, Design Manuals, Master Specifications and other guidance in the Technical Information Library (TIL) http://www.cfm.va.gov/TIL/.

Current profiles of VA residents indicate that a high percentage require assistance in activities of daily living such as toileting and showering. It is recommended that CLC and SVH adhere to the requirements of PG-18-13, and provide accessibility in 100% of bedrooms and resident toilets designed to accommodate both male and female Veterans.

This Design Guide departs from the ABA and ADA in regard to assisted transfers. CLC's promote staff and overhead lifts to help in toileting and bathing. VA has initiated discussions with the staff of the Access Board regarding modifications of national design guidelines.

3.6.2 Other Recommended References

1. Guidelines for Design

Guidelines for Design and Construction of Hospital and Health Care Facilities, Latest Edition (Guidelines), published by the ASHE, FGI with assistance from the U.S. Department of Health and Human Services.

2. Lighting and Visual Environments

Recommended Practice for Lighting and the Visual Environment for Senior Living, (IESNA RP-28-2010, or Latest Edition), published by the Illuminating Engineering Society of North America (IESNA), and adopted as an Approved American National Standard (ANSI RP-28-2010 or Latest Edition).

3. OBRA 1987/NHRA

The Nursing Home Reform Act (NHRA) of 1987 (PL 100-203) was an outgrowth of the Omnibus Budget Reconciliation Act of 1987. OBRA 1987 probably has had more impact than any other single piece of legislation regarding Nursing Homes in the United States as well as the culture and philosophy of care giving within them.

4. HIPAA

The Healthcare Insurance Portability and Accountability Act of 1996 (HIPAA) has reinforced and extended NHRA emphasis on privacy and dignity to include audible as well as visual privacy. HIPAA also ensures protection of medical records, private information, and communications. The law protects all conversations between residents and admission interviewers, caregivers, nurses, physicians, and families. Serious breaches of those rights to privacy are subject to Federal litigation.

3.6.3 Life Safety

SVH's are required by federal regulation to comply with the 2000 edition of NFPA101, Life Safety Code, as well as applicable state and local codes (38 CFR Part 59.130). CLC's are required to comply with the most current edition of the Life Safety Code (PG-18-03, Topic 1). Achieving residential environments remains a significant challenge when required fire safety and egress provisions

of contemporary codes are applied to these facilities. As de-institutionalization and culture change take hold in the Long-Term Care environment, several aspects of the new culture must be reconciled with current Health Care life safety practices. Among the most challenging are domestic cooking alternatives for residents, and the associated simulation of home kitchen environments (see Figure 3-64). These models often open into large dining areas adjacent to exit access corridors.

Figure 3-64
In-House Kitchen
The Leonard Florence Center for Living

Current codes make little distinction between institutional cooking uses and the use of domestic appliances. Domestic stoves and cook tops are interpreted as hazardous areas. According to the VA Design Alert of 4 March 2010, The Life Safety Code (NFPA 101, 2009 edition) does not permit commercial or residential / domestic stoves in a Health Care Occupancy (including CLC facilities), unless the stove is protected in accordance with NFPA 96 standard for the Ventilation Control and Fire Protection of Commercial Cooking Operations. Areas containing stoves are considered hazardous areas, and are not permitted to be open to the corridor even if the stoves are protected in accordance with NFPA 96.

Therefore, the designer must explore alternatives to achieve both CLC culture change and the code requirements for separation of the kitchen from the egress corridor by using an appropriate smoke and fire separation such as opposite swing doors, held open with door hold. In all cases, an acceptable NFPA 96 range hood, which exhausts to the outdoors and has an automatic fire suppression system, is to be installed as a part of the kitchen design. Further, residential range cook tops are recommended as opposed to commercial ranges.

Considerable debate continues surrounding these issues. The NFPA Technical Committee is expected to review proposals aimed at clarifying conditions for use of domestic stoves in Health Care Occupancies. Until code changes or clarifications are approved, the CLC domestic kitchen environment must meet the most current edition of NFPA 101 Life Safety Code.

Whether designing a VA CLC or a State Veterans Home (SVH), the designer shall ensure that life safety requirements are aligned with the interpretation of the AHJ, VISN SFPE, and TJC.

Other CLC and Nursing Home life safety issues that require attention include evacuation standards and disaster planning.

Evacuation Standards

A percentage of residents may suffer from some degree of cognitive impairment. Those afflicted can become frightened by an evacuation alarm. It is therefore suggested that fire alarm systems use private operating mode. As

vertical evacuation from one floor to another may simply not be practical, horizontal evacuation plans, (also known as “defend-in-place” strategy) is a requirement for all healthcare and ambulatory healthcare occupancies.

All facilities must plan for horizontal evacuation through smoke barriers to a safe area. Designers should refer to NFPA 101, section 18.3.7, for guidelines including but not limited to the following:

- Designing the facility so that each floor is divided into at least two smoke compartments, not more than 22,500 sq ft. separated by 1-hour fire-rated smoke barriers.
- The smoke barrier is to be constructed from occupied slab to occupied slab unless otherwise permitted.
- All penetrations in smoke barriers are to be protected using UL-listed fire-stop systems.
- Cross-corridor doors in smoke barriers are required to be a pair of opposite swing double egress doors, equipped with fire-rated vision panels and astragals. This will allow occupants in either smoke compartment to safely egress to an adjacent smoke compartment on the other side of the barrier (See Figure 3-65).
- Travel distance from any point in a smoke compartment to a smoke barrier door should not exceed 200 feet.
- Ducts are permitted to penetrate smoke barriers without the use of smoke dampers in fully ducted HVAC systems (due to complete sprinkler protection requirements).

Disaster Planning

Situations can arise when it may not be feasible to evacuate residents for extended periods of time. In those cases, emergency power is required to maintain food service, heating, ventilating, vertical transportation, and life safety systems.

Planning for this contingency is especially important when the facility is located in an area where a high probability of threat exists from natural disasters such as hurricanes and earthquake.

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Department of Veterans Affairs

Office of Construction & Facilities Management

4.0 Guide Plates, RCP's, and Data Sheets

COMMUNITY LIVING CENTERS

4.0 GUIDE PLATES, REFLECTED CEILING PLANS, AND DATA SHEETS

4.1 Architectural Notes

Applicable Codes and Standards: See Chapter 3.6 - Codes, Standards, and Executive Orders.

1. All new construction and all renovated sleeping areas shall be fully protected by an automatic sprinkler system. Project-specific conditions may apply that require the use of a sprinkler system for renovation in non-sleeping areas.
2. The required lighting levels shown in the Electrical Data Sheet for the guide plates are the maintained average.
3. The data sheets, which accompany each guide plate, list equipment in the following table format:

SYMBOL/JSN	QTY	AI	DESCRIPTION

Table 4-4.0 Example Equipment Table

The legend for the Equipment Tables is as follows:

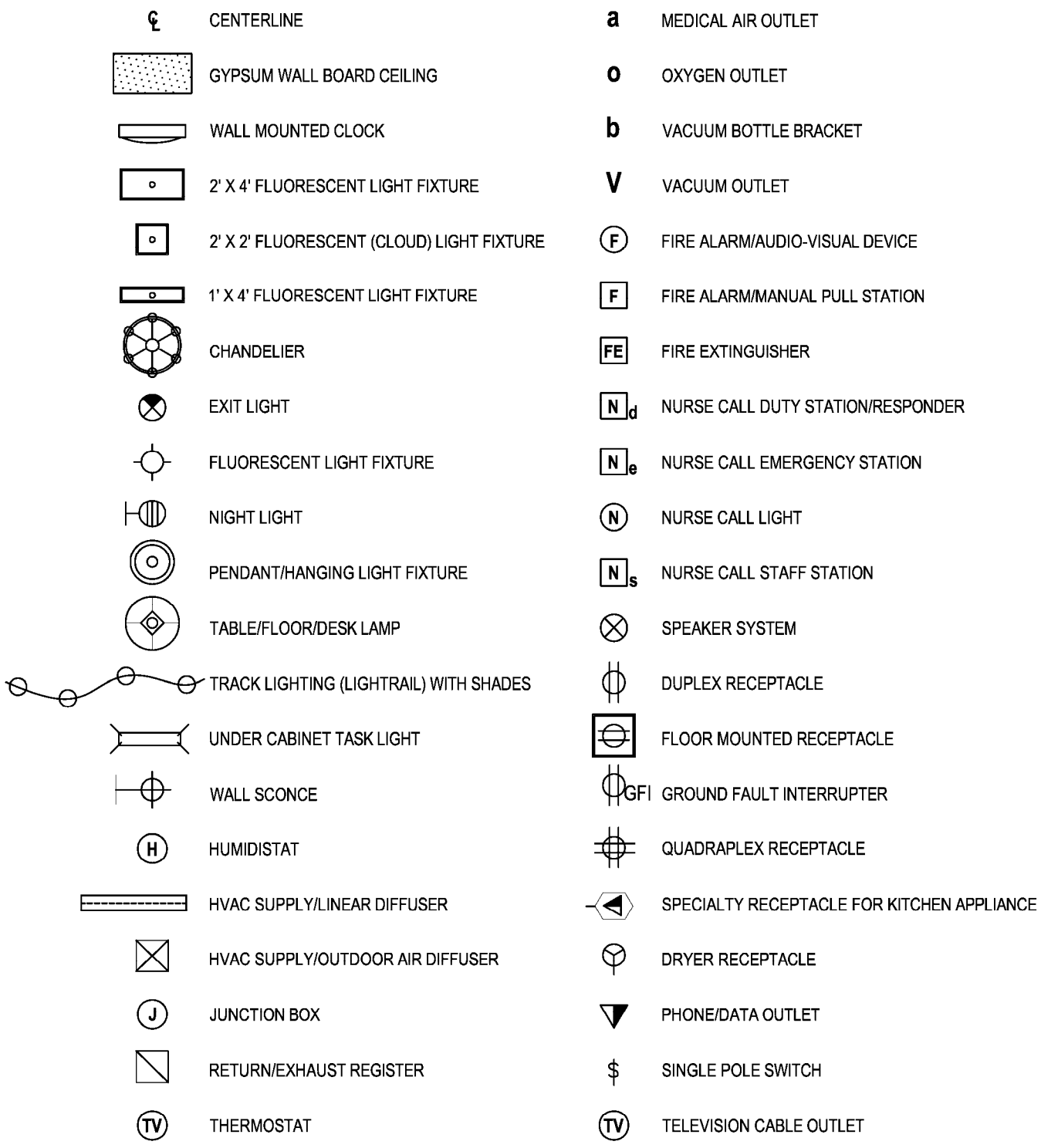
AI - Acquisition/Installation
AR - As Required
CC - Contractor Furnished and Contractor Installed
DESCRIPTION - Detailed Specification of Equipment
JSN - VA SEPS Joint Services Number
QTY - Quantity of Acquisition/Installation
SYMBOL - From VA Equipment Guide
VC - VA Furnished and Contractor Installed
VV - VA Furnished and VA Installed

4. When producing architectural drawings for the VA, designers should follow VA Standards which outline the accepted symbols for designating equipment with regard to accountability as to procurement and installation responsibilities. PG – 18-4 (Standard Details) may be found on the Technical Information Library (TIL) at http://www.cfm.va.gov/til.

4.2 Hardware Schedule

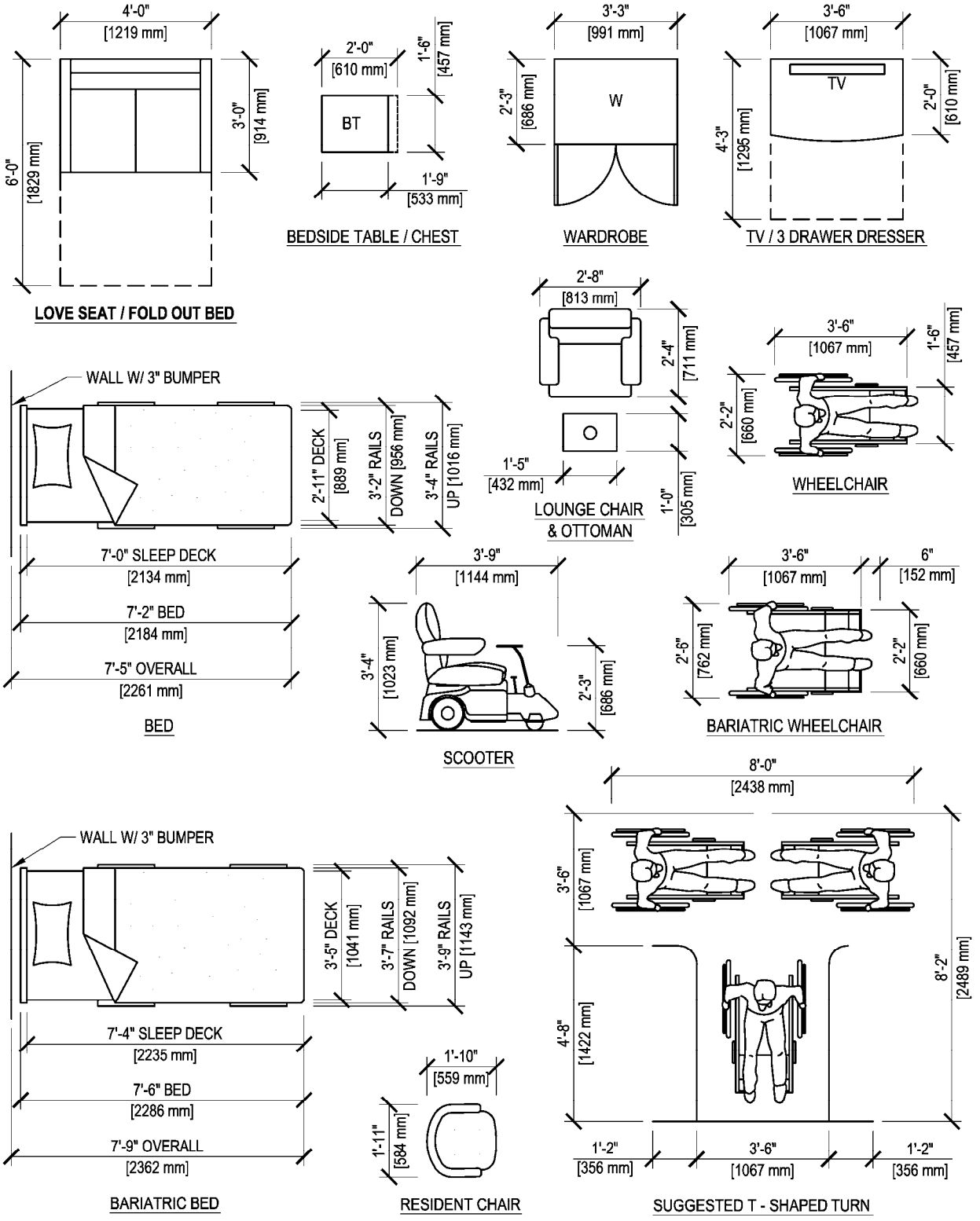
All locks and latch sets in the Community Living Center are to have Lever Handles. Hardware sets are to correspond to VA Master Construction Specifications, Section 087100 - Door Hardware, PG-18-14 (Room Finishes, Door & Hardware Schedule), and VHA Handbook 1330.01 (for rooms housing female residents), unless determined otherwise by the specific facility.

4.3 Legend of Symbols



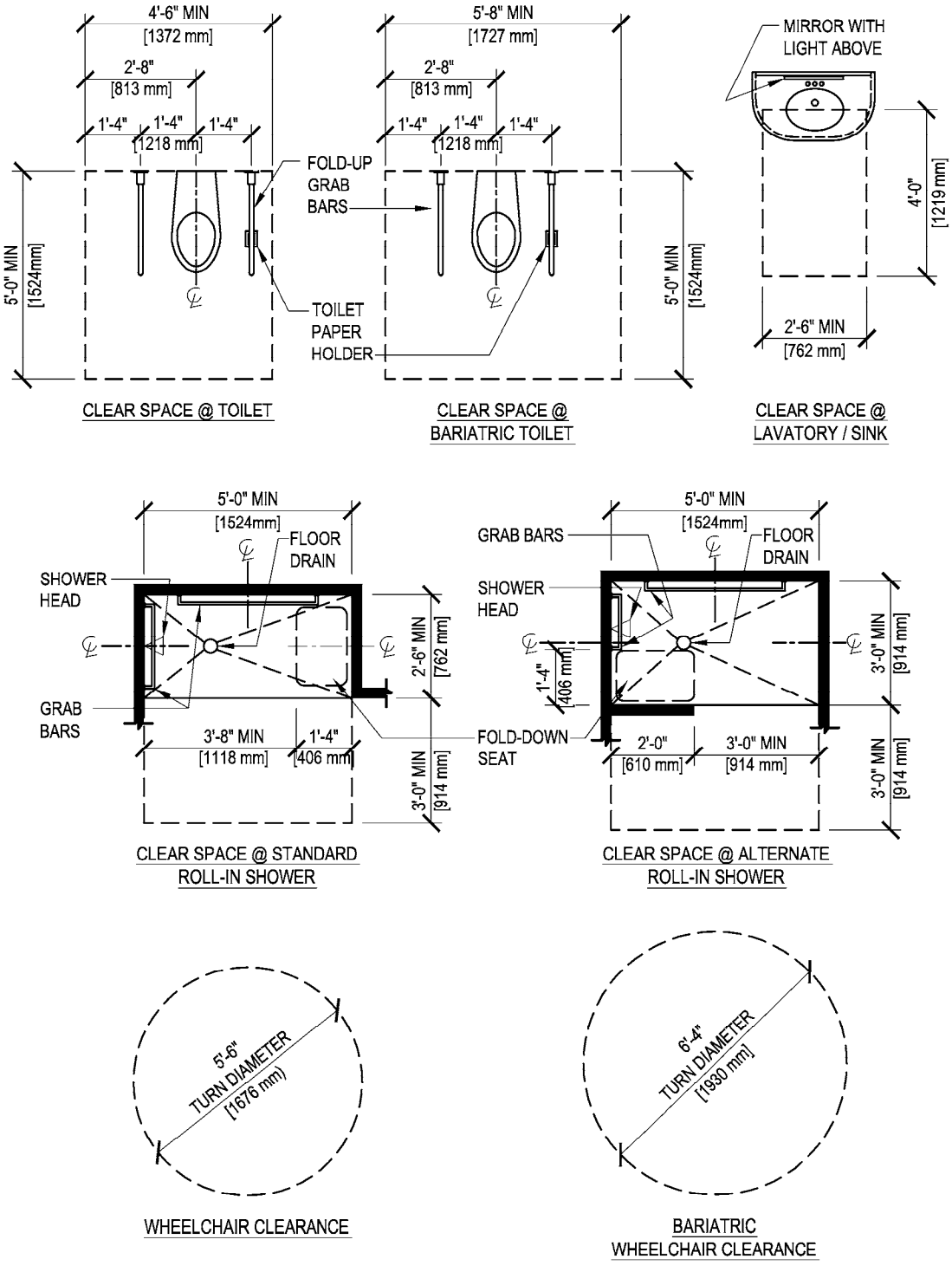
SCALE: NTS

4.4 Typical Resident Furniture & Equipment



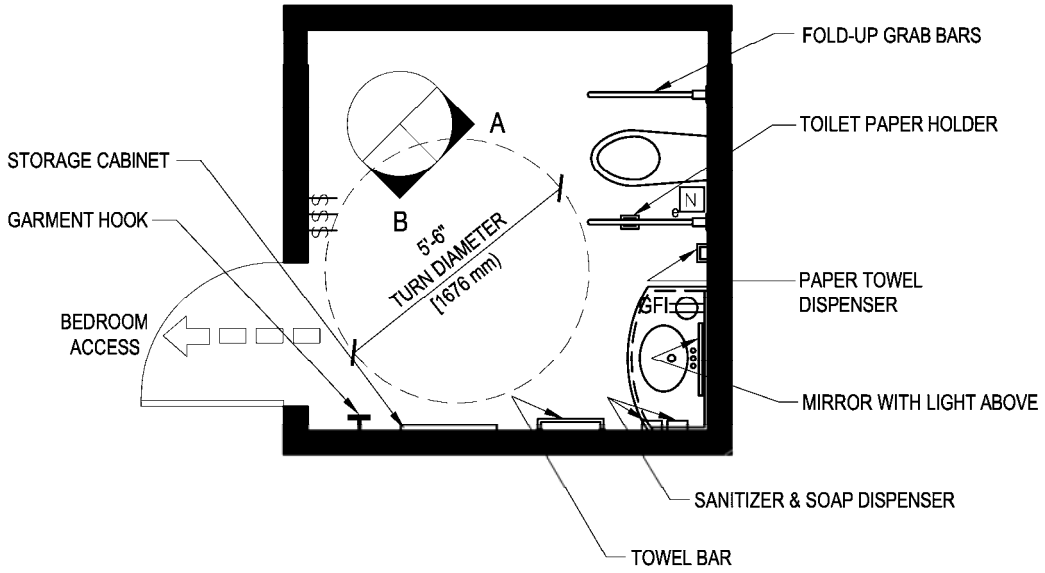
SCALE: NTS

4.5 Typical Resident Clearances

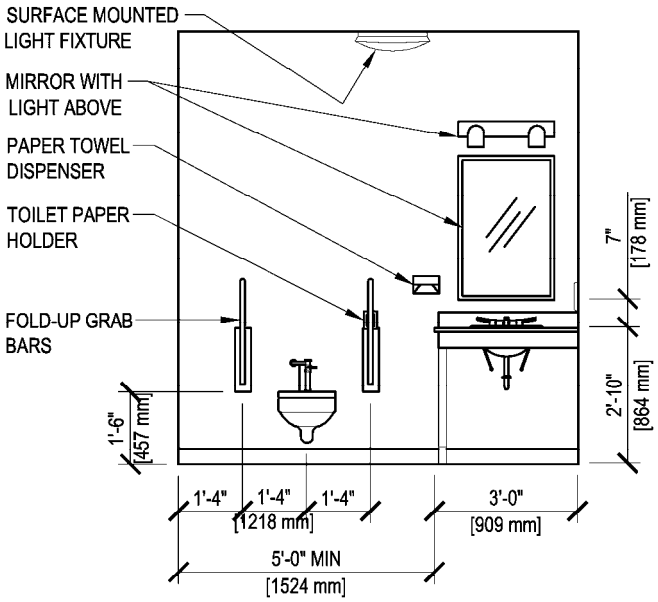


SCALE: NTS

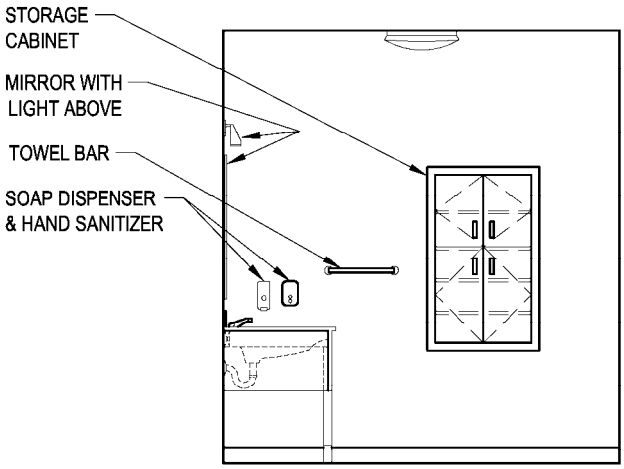
4.6 Typical Toilet Room Clearances



TOILET ROOM PLAN



ELEVATION A



ELEVATION B

SCALE: NTS

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4.7 Programming and Space Criteria

The following information is excerpted from Chapter 106 - Community Living Center (CLC - formerly Nursing Home Care Unit) of the VA Space Planning Criteria (PG-18-9), and is to be used in this Design Guide. Not all spaces listed below are included as Guide Plates in this Design Guide. For more specific and detailed programming information of spaces, please refer to Chapter 106 – Community Living Center (CLC), accessed through the Department of Veterans Affairs Technical Information Library (TIL) at http://www.cfm.va.gov/til/space.asp.

Space Planning

The following is an excerpt from the Space Planning Criteria for Chapter 106: Community Living Centers. This chapter is utilized for VA healthcare facilities and projects under VA State Home Grant Construction Program. This space listing applies to all renovation, modernization, and new construction projects.

The Community Living Center Space Planning Criteria Chapter is organized in three functional groups:

A. Community Living Center Neighborhood

B. Homes

C. Community Center (including optional spaces)

Note that all square foot area numbers included herein are indicated as net square footage (NSF). The Guide Plates shown in Chapter 4 of this Design Guide are graphical representations of selected room types that illustrate the integration of space, furnishings, systems, and equipment. They provide typical configurations and general technical guidance, and are not intended to be project specific. Specific design requirements may vary from project to project, by regional location, or jurisdiction.

Related documents can be found at the VA Technical Information Library (TIL) at http://www.cfm.va.gov/TIL/.

A. Community Living Center Neighborhood:

1. **Home**
   Provide one for each ten (10) to twelve (12) projected residents.

2. **Community Center**
   Provide one for maximum of (12) homes.

B. Home:

1. **Front Porch (LOB01)** ..... **200 NSF (18.6 NSM)**

2. **Foyer (LOB02)** ..... **70 NSF (6.5 NSM)**

3. **Home Office (OFD03)** ..... **120 NSF (11.2 NSM)**

4. **Living Room (DAYR1)** ..... **400 NSF (37.2 NSM)**

5. **Dining Room (FSCD1)** ..... **360 NSF (33.5 NSM)**
6. **Kitchen and Servery (IPK01)** ..... **350 NSF (32.5 NSM)**
7. **Pantry (SRS01)** ..... **30 NSF (2.8 NSM)**
8. **Kitchen Housekeeping Closet (JANC2)** ..... **10 NSF (0.93 NSM)**
9. **Housekeeping Aides Closet - HAC (JANC1)** ..... **80 NSF (7.4 NSM)**
10. **Den (WRC01)** ..... **150 NSF (13.9 NSM)**
11. **Bedroom, Resident (BRNP1)** ..... **225 NSF (20.9 NSM)**
12. **Bedroom, Special Care Resident Room (BRNP2)** ..... **280 NSF (26.0 NSM)**
13. **Bathroom, General Resident (TLTS2)** ..... **65 NSF (6.0 NSM)**
14. **Bathroom, Special Care Resident Room (TLTS2)** ..... **65 NSF (6.0 NSM)**
15. **Bathing Suite (TLTS2)** ..... **175 NSF (16.3 NSM)**
16. **Laundry (NURL1)** ..... **120 NSF (11.2 NSM)**
17. **Soiled Utility Room (USCL1)** ..... **60 NSF (5.6 NSM)**
18. **Clean Linen Storage (LCCL1)** ..... **40 NSF (3.7 NSM)**
19. **Toilet, Resident/Visitor (TLTU1)** ..... **65 NSF (6.0 NSM)**
20. **Hair Care (Barber/Beauty Salon) (BX001)** ..... **80 NSF (7.4 NSM)**
21. **Home Storage (SRPB1)** ..... **20 NSF (1.9 NSM)**
22. **Garage (MMRP1)** ..... **400 NSF (37.2 NSM)**

C. <u>Community Center:</u>

Provide one of each space listed, unless otherwise noted.

1. **Covered Entrance (VANRN)** ..... **N/A**
   This is not a programmed space
2. **Vestibule (LOB02)** ..... **N/A**
   Provide space as required
3. **Concierge Station (RECP3)** ..... **300 NSF (27.9 NSM)**
4. **Bistro (FSCD1/BX000/SRE01)** ..... **1400 NSF (130.1 NSM)**
5. **Great Room (DAYR2)** ..... **600 NSF (55.7 NSM)**
6. **Multipurpose Room (DAYR1)** ..... **1000 NSF (93.0 NSM)**
7. **Multipurpose Room Storage (OFD01)** ..... **80 NSF (7.4 NSM)**

8. **Media Center (LIBB1) ..... 200 NSF (18.6 NSM)**

9. **Hair Care (Barber/Beauty Salon) (BX001)..... 450 NSF (41.8 NSM)**

10. **Conference Room (CRA01)..... 250 NSF (23.2 NSM)**

11. **Public Toilets (TLTU1)..... 150 NSF (13.9 NSM)**

12. **Administrative Office (OFD01)..... 150 NSF (13.9 NSM)**

13. **Copy Room (RPR01)..... 80 NSF (7.4 NSM)**

14. **Nursing Office (OFD03)..... 120 NSF (11.2 NSM)**

15. **Activities Director's Office (OFDC1) ..... 120 NSF (11.2 NSM)**

16. **Staff Lounge and Lockers (SL001/LR001).....N/A**
Provide Locker Room facilities as prescribed in VA Chapter 410.

17. **Staff Toilet (TLTU1)..... 60 NSF (5.6 NSM)**

18. **General Storage (SRS01) ..... 100 NSF (9.3 NSM)**

19. **Housekeeping Aides Closet - HAC (JANC1) ..... 80 NSF (7.4 NSM)**

20. **Telephone/Communications Closet (XXYYC)..... 10 NSF (0.93 NSM)**

21. **Maintenance Office (PMCC1)..... 100 NSF (9.3 NSM)**

22. **Maintenance Storage (SRE01)..... 80 NSF (7.4 NSM)**

23. **Garage (includes Receiving) (MMRP1) ..... 500 NSF (46.5 NSM)**
This is an optional space, as needed.

24. **Chapel/Meditation (RAMR1).....300 NSF (27.9 NSM)**
This is an optional space, as needed.

25. **Physician Office (OFD03)..... 120 NSF (11.2 NSM)**
This is an optional space, as needed.

26. **Exam Room (EXRG3) ..... 120 NSF (11.2 NSM)**
This is an optional space, as needed.

27. **Pharmacy (PHOD1)..... 160 NSF (14.9 NSM)**
This is an optional space, as needed.

28. **Security Office (COMO3)..... 100 NSF (9.3 NSM)**
This is an optional space, as needed.

29. **Receiving/Loading (MMRP1) .....150 NSF (13.9 NSM**
This is an optional space, as needed.

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4.8 Interior Guide Plates*: The Home

H1.0 Resident Bedroom (BRNP1); and Bathroom (TLTS2) 4 - 13
H2.0 Special Care Resident Bedroom (BRNP2); and Bathroom (TLTS2) 4 - 19
H3.0 Bathing Suite (TLTS2); and Toilet (TLTU1) 4 - 25
H4.0 Kitchen and Servery (IPK01); and Pantry (SRS01) 4 - 31
H5.0 Home Office (OFD03) 4 - 37
H6.0 Laundry (NURL1) 4 - 41
H7.0 Soiled Utility Room (USCL1) 4 - 45

**** Disclaimer:*** *Guide Plates are graphical representations of selected room types that illustrate the integration of space, components, systems, and equipment. They provide typical configurations and general technical guidance, and are not intended to be project specific. Specific infrastructure design requirements are contained in VA Design Manuals and Space Planning Criteria located in the VA Technical Information Library (TIL).*

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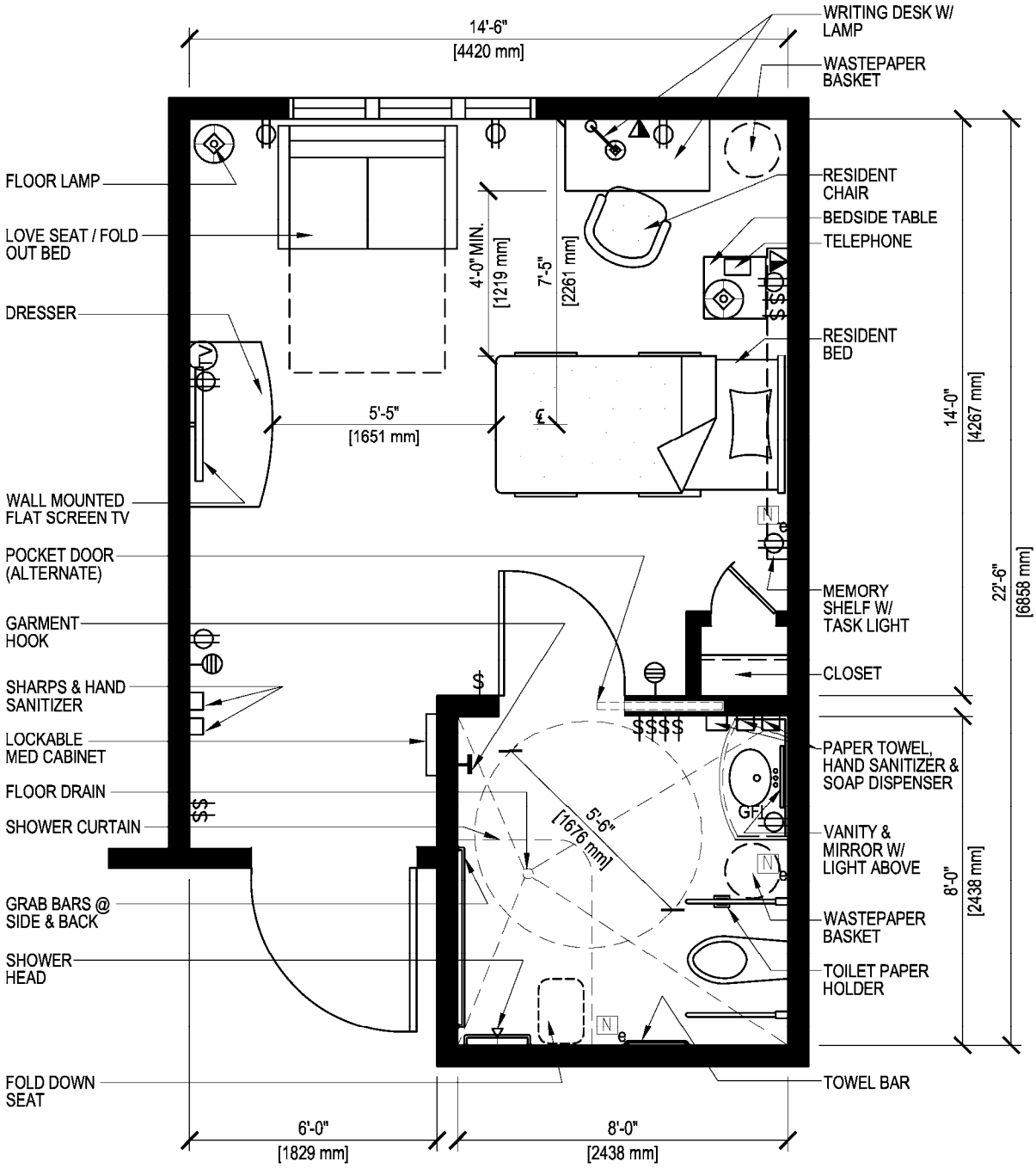
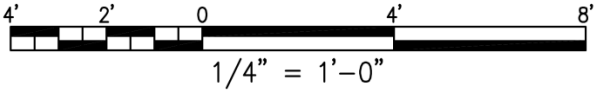
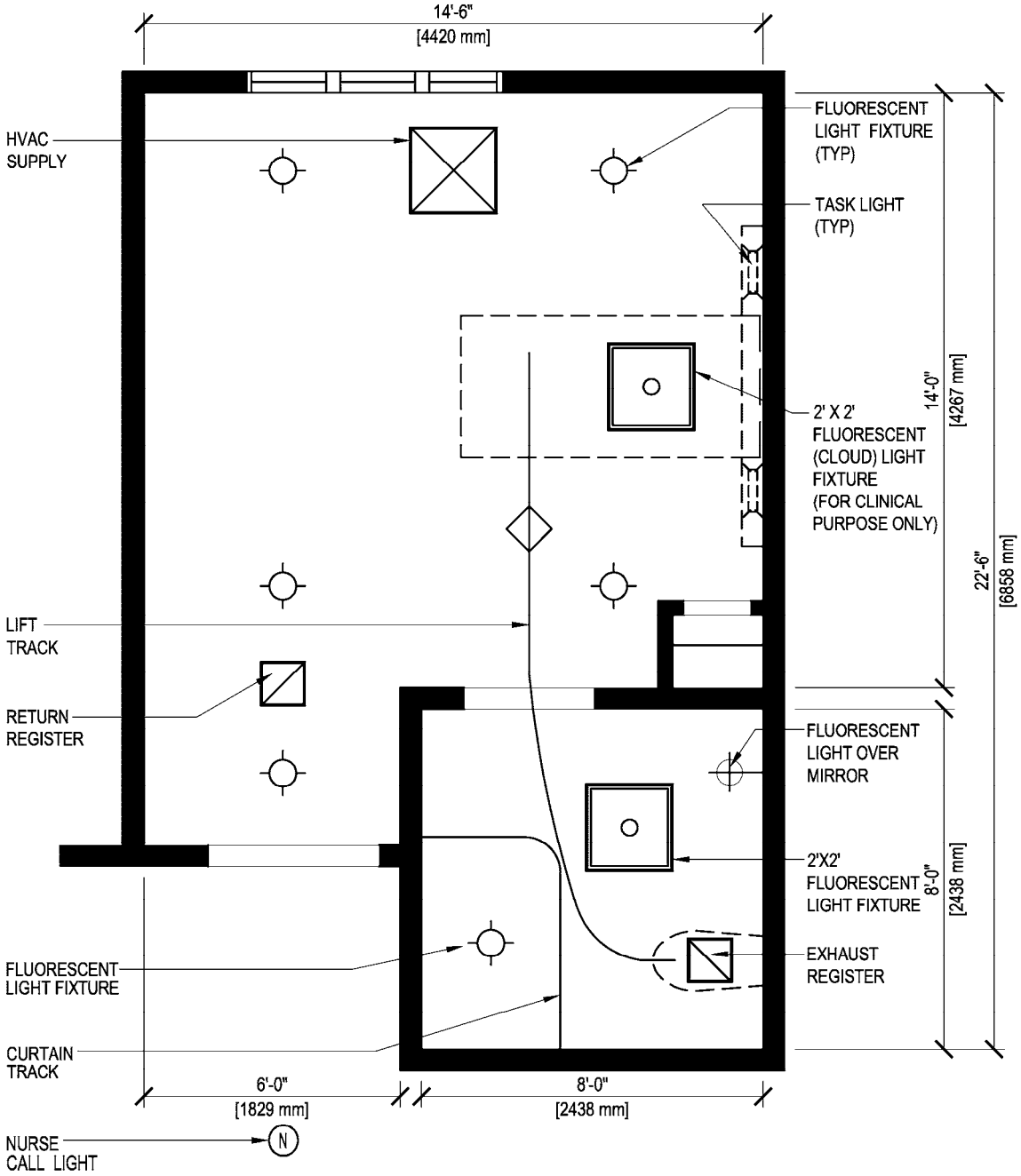
H1.0 Resident Bedroom (BRNP1); and Bathroom (TLTS2)
Floor Plan



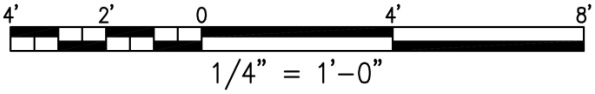
Resident Bedroom (BRNP1): 225 NSF [20.9 m²]
Resident Bathroom (TLTS2): 65 NSF [6.0 m²]



H1.0 Resident Bedroom (BRNP1); and Bathroom (TLTS2)
Reflected Ceiling Plan



Resident Bedroom (BRNP1): 225 NSF [20.9 m²]
Resident Bathroom (TLTS2): 65 NSF [6.0 m²]



H1.0a Resident Bedroom (BRNP1)

Function:

The resident bedroom is both an environment for living and a major setting for care. It is typically viewed as one of several "behavior settings" that the resident will occupy each day. It is more than a "bedroom"; it provides features that support care and routines of daily living.

Space Requirement:

225 NSF [20.9 m²]

Architectural:

Floor Finish:	Solid Vinyl Floor Tile (Luxury Vinyl Tile) or Carpet
Base:	Resilient Base
Wall Finish:	Gypsum Wallboard/Paint
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Noise (STC Rating):	35
Slab Depression:	None
Special Construction:	-
Hardware:	R1
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm) wood
Windows:	Required by code, operable, see PG-18-3 (Design and Construction Procedures), and PG-18-10 (Design Manuals)

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	20% RH (Minimum)
Air Changes per Hour (ACH):	
Total Air:	4 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Return; Balance - Neutral
Noise Criteria:	NC 35 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	VAV

Electrical:

Lighting Levels:	
General Illumination:	10fc
Task Illumination:	30fc
Over Bed:	Yes (for clinical purposes only)
Emergency Egress:	-
Emergency Power:	
Medical Gases:	-
Night Lights:	Yes
1 Receptacle:	Yes
Nurse Call:	Yes

H1.0a Resident Bedroom (BRNP1)

Equipment Table:

SYMBOL/JSN	QTY	AI	DESCRIPTION
M7010	1	VV	BED, ELECTRIC, 120 VOLT, 20 AMP, 40" W x 89" L (1016 mm x 2261 mm), WITH MATTRESS
N/A	1	VV	MEMORY SHELF, ABOVE BED
N/A	AR	CC	LIGHT, TASK, UNDER MEMORY SHELF
N/A	2	CC	LIGHT, NIGHT, FLUORESCENT, SURFACE MOUNTED AT ENTRANCE, AND AT TOILET ENTRY
N/A	1	CC	LIGHT, 2' x 2' FLUORESCENT (CLOUD), FOR CLINICAL LIGHTING ONLY
N/A	1	VV	LIGHT, FLUORESCENT, SURFACE MOUNTED, FOR GENERAL ILLUMINATION
F0650; F2420	1 EA	VV	WRITING DESK, WITH DESK LAMP
F0740	1	VC	LAMP, OCCASIONAL, FLOOR (HARDWIRED)
N/A	1	CC	NURSE CALL, PULL, WITH CORRIDOR SIGNAL LIGHT
F02D0	1	VV	DRESSER, 3 DRAWER, 48" L x 24" D x 39" H (1219 mm x 610 mm x 991 mm)
F0725; F2420	AR	VV	TABLE, BEDSIDE 32” W x 18” D x 30” H (813 mm x 457 mm x 762 mm), WITH TABLE LAMP
F0555	1	CC	CLOSET ROD & SHELF, FOR CLOTHING
F0260	1	VV	CHAIR, RESIDENT, STANDARD, WITH ARMS, 45” H x 24” W x 30” D (1143 mm x 610 mm x 762 mm), FOR WRITING
F0375	1	VV	LOVE SEAT/FOLD OUT BED
M0500	1	VV	TELEVISION, LCD/FLAT SCREEN, WALL/CEILING MOUNTED, WITH ALL ACCESSORIES
CG040	1	CC	CABINET, MEDICINE, LOCKABLE, WALL MOUNTED, COMPARTMENTALIZED FOR MEDICATION
A5106	1	VV	UNIT, WASTE DISPOSAL, SHARPS, WALL MOUNTED, WITH GLOVE DISPENSER
A5075	1	VV	DISPENSER, HAND SANITIZER, WALL HUNG
A5185	AR	VC	OVERHEAD LIFT WITH TRACK
A1010; A1016	AR	CC	TELECOMMUNICATIONS OUTLET AND TELEPHONE, DESK, 1 LINE
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, ON WALL, ONE EACH SIDE OF BED, AT TV, AND AS REQUIRED
F2000	1	VV	BASKET, WASTEPAPER, ROUND, METAL, 18” H x 16” Ø (457 mm x 406 mm)

Table 4-H1.0a
Resident Bedroom (BRNP1)

H1.0b Resident Bathroom (TLTS2)

Function:
The resident toilet room is used by one resident with or without staff or caregiver assistance for toileting and personal grooming and is equipped with a toilet, lavatory, and shower.

Space Requirement:
65 NSF [6.0 m²]

Architectural:

Floor Finish:	Porcelain Tile (Slip Resistant) or Ceramic Tiles
Base:	Porcelain Tile or Ceramic Tiles
Wall finish:	Ceramic or Porcelain Tile on Wet Wall, Gypsum Wallboard with Vinyl Wall Covering or Low Sheen Paint on other walls
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Wainscot:	Ceramic Tile
Noise (STC Rating):	35
Slab Depression:	-
Special Construction:	Sloped shower floor
Hardware:	R3
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm), wood or metal
Windows:	Obscure glass if window is provided

HVAC:

Indoor Design Temperature:	
Cooling Mode:	Not Required
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	Not Required
Humidification Mode:	Not Required
Air Changes per Hour (ACH):	
Total Air:	10 (Minimum)
Outdoor Air:	Not Required
Room Air:	Exhaust (G); Balance - Negative
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	CV

Notes:

1. *Terminal Heating – For bathrooms, subject to heat loss, provide a dedicated, thermostatically-controlled terminal heating unit to maintain the set point.*
2. *Make-Up Air - Air transferred from the Resident Bedroom shall be used as the make-up air for the Bathroom exhaust.*

Electrical:

Lighting Levels:	
General Illumination:	30fc
Task Illumination:	30fc
Emergency Egress:	-
Emergency Power:	
Night Lights:	-
Vanity Light:	Yes
1 Receptacle:	Yes
Nurse Call:	Yes

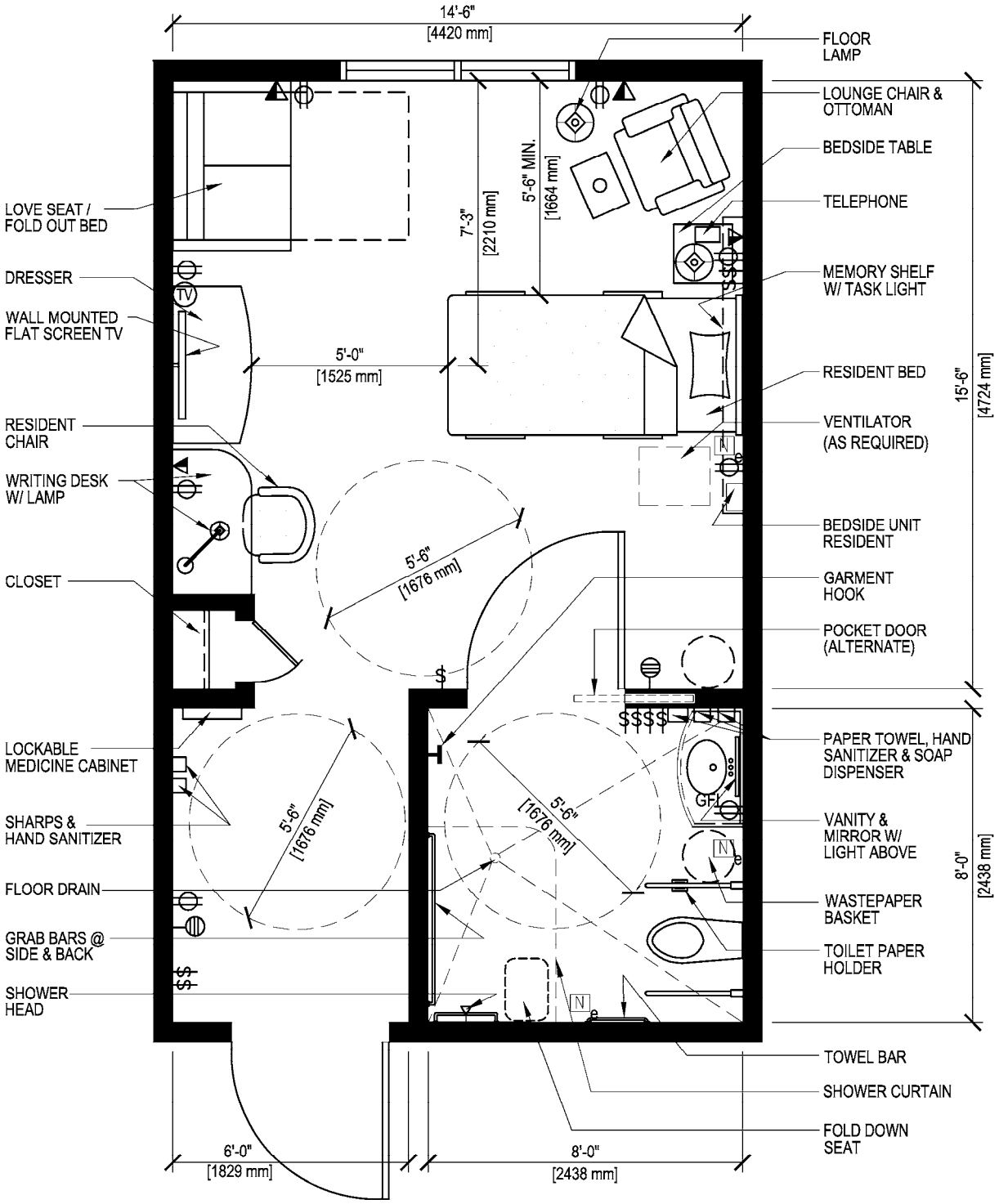
H1.0b Resident Bathroom (TLTS2)

Equipment Table:

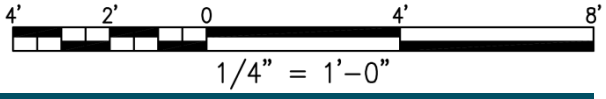
SYMBOL/JSN	QTY	AI	DESCRIPTION
A5109	1	CC	GRAB BARS, FOLD-UP TYPE, 1.25" Ø (32 mm), STAINLESS STEEL, WATER CLOSET ACCESSIBLE
CT030	1	CC	VANITY, WITH HIGH PRESSURE PLASTIC LAMINATE COUNTER TOP, MOLDED SELF EDGE, AND BACKSPLASH
P3070	1	CC	LAVATORY, COUNTER MOUNTED, 6" D x 17" W x 14" FRONT TO BACK (152 mm x 432 mm x 356 mm), WITH BLADE HANDLES, GOOSENECK SPOUT, WRIST BLADE HANDLES, AND GRID DRAIN
A5207	1	CC	BAR, TOWEL, 1" Ø (25 mm), STAINLESS STEEL, SURFACE MOUNTED
A5075	1	VV	DISPENSER, SOAP, LIQUID, WALL MOUNTED
A5075	1	VV	DISPENSER, HAND SANITIZER, LIQUID, WALL MOUNTED
A5195	1	CC	DISPENSER, TOILET TISSUE, DOUBLE ROLL
A5080	1	CC	DISPENSER, PAPER TOWEL, STAINLESS STEEL, SURFACE MOUNTED
AI066	1	CC	MIRROR, WHEELCHAIR ACCESSIBLE, 24" W x 36" H (610 mm x 914 mm)
N/A	1	CC	LIGHT, FLUORESCENT, OVER MIRROR, APPROVED FOR WET LOCATIONS
N/A	1	CC	LIGHT, OVER SHOWER, APPROVED FOR WET LOCATIONS
P9050	1	CC	TOILET, WALL HUNG, SIPHON JET
N/A	AR	CC	LIGHT, 2' x 2' FLUORESCENT, FOR GENERAL ILLUMINATION
A5170	1	CC	ROD AND TRACK, FOR SHOWER CURTAIN, 1" Ø (25 mm), WITH VINYL SHOWER CURTAIN, LINER & HOOKS
M8075	AR	VC	OVERHEAD LIFT WITH TRACK
A5145	1	CC	HOOK, GARMENT, DOUBLE, STAINLESS STEEL, SURFACE MOUNTED
A5110	1	CC	GRAB BARS, 1.25" Ø (32 mm), STAINLESS STEEL, 2 WALL, SHOWER USE
A5030	1	CC	SEAT, FOLD-DOWN, SHOWER TYPE, STAINLESS STEEL FRAME, SIZE/SHAPE AS REQUIRED
N/A	2	CC	NURSE CALL, EMERGENCY, WITH CORD AND CORRIDOR SIGNAL LIGHT
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, WITH GROUND FAULT INTERRUPTER
F2000	1	VV	BASKET, WASTEPAPER, ROUND, METAL, 18" H x 16" Ø (457 mm x 406 mm)

Table 4-H1.0b
Resident Bathroom (TLTS2)

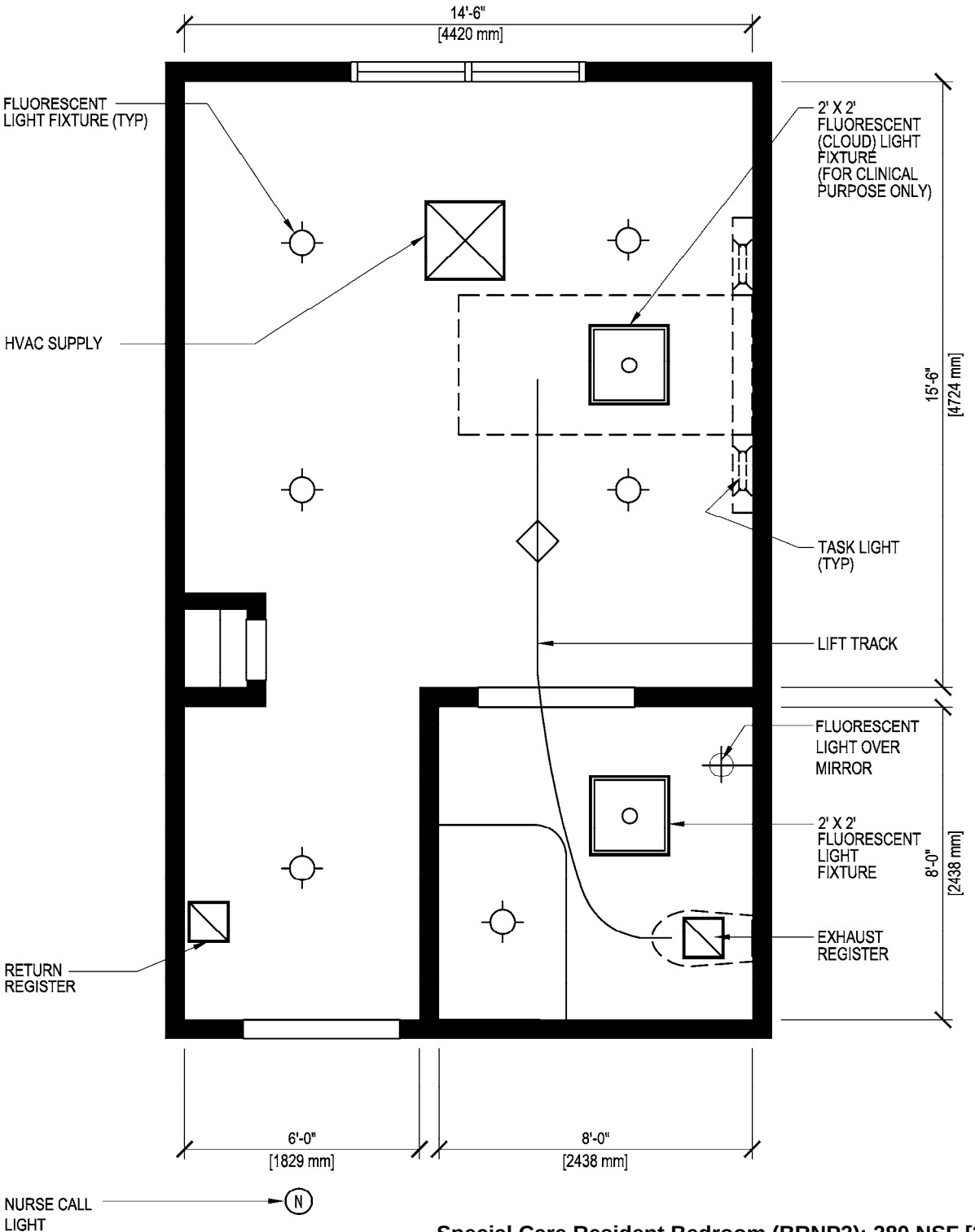
H2.0 Special Care Resident Bedroom (BRNP2); and Bathroom (TLTS2)
Floor Plan



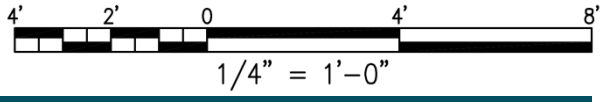
Special Care Resident Bedroom (BRNP2): 280 NSF [26.0 m²]
Special Care Resident Bathroom (TLTS2): 65 NSF [6.0 m²]



H2.0 Special Care Resident Bedroom (BRNP2); and Bathroom (TLTS2)
Reflected Ceiling Plan



Special Care Resident Bedroom (BRNP2): 280 NSF [26.0 m²]
Special Care Resident Bathroom (TLTS2): 65 NSF [6.0 m²]



H2.0a Special Care Resident Bedroom (BRNP2)

Function:

The special care resident bedroom is both an environment for living and a major setting for care. It is typically viewed as one of several "behavior settings" that the resident will occupy each day. It is more than a "bedroom"; it provides features that support care and routines of daily living. It is used by residents with special care needs such as bariatric, spinal cord injury, and other conditions which require additional space for mobility and equipment clearances.

Space Requirement:

280 NSF [26.0 m²]

Architectural:

Floor Finish:	Solid Vinyl Floor Tile (Luxury Vinyl Tile) or Carpet
Base:	Resilient Base
Wall Finish:	Gypsum Wallboard/Paint
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Noise (STC Rating):	35
Slab Depression:	None
Special Construction:	-
Hardware:	R7A
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm), wood
Windows:	Required by code, operable, see PG-18-3 (Design and Construction Procedures), and PG-18-10 (Design Manuals)

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	20% RH (Minimum)
Air Changes per Hour (ACH):	
Total Air:	4 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Return; Balance - Neutral
Noise Criteria:	NC 35 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	VAV

Electrical:

Lighting Levels:	
General Illumination:	10fc
Task Illumination:	70fc
Over Bed:	Yes (for clinical purposes only)
Emergency Egress:	-
Emergency Power:	
Medical Gases:	Yes (as required)
Night Lights:	Yes
1 Receptacle:	Yes
Nurse Call:	Yes

H2.0a Special Care Resident Bedroom (BRNP2)

Equipment Table:

SYMBOL	QTY	AI	DESCRIPTION
M7010	1	VV	BED, ELECTRIC, 120 VOLT, 20 AMP, 45" W x 93" L (1143 mm x 2362 mm), WITH MATTRESS, SAFETY SIDE RAILS, IV ROD INSERTION SLOTS, RESIDENT CONTROL PANEL FOR POSITIONING, FOUR WHEEL LOCKING BRAKES, MEMORY SHELF ABOVE, 3” (76 mm) BUMPER GUARD, AND ADJUSTABLE HEIGHT BETWEEN 16.5” (419 mm) TO 31” (787 mm)
CG040	1	CC	CABINET, MEDICINE, LOCKABLE, WALL MOUNTED, COMPARTMENTALIZED FOR MEDICATION, AND GOWNS
A5106	1	VV	UNIT, WASTE DISPOSAL, SHARPS, WALL MOUNTED, WITH GLOVE DISPENSER
A5075	1	VV	DISPENSER, HAND SANITIZER, WALL HUNG
F0260	1	VV	CHAIR, RESIDENT, GERIATRIC, WITH ARMS, 45” H x 24” W x 30” D (1143 mm x 610 mm x 762 mm), FOR WRITING
F0260	1	VV	CHAIR, LOUNGE TYPE, GERIATRIC, WITH OTTOMAN, 45” H x 25” W x 39” D (1143 mm x 635 mm x 991 mm)
N/A	2	CC	LIGHT, NIGHT, FLUORESCENT, SURFACE MOUNTED AT ENTRANCE, AND AT TOILET ENTRY
N/A	1	CC	LIGHT, 2' x 2' FLUORESCENT (CLOUD), FOR CLINICAL LIGHTING ONLY
N/A	AR	CC	LIGHT, TASK, UNDER MEMORY SHELF
N/A	1	CC	NURSE CALL, PULL, WITH CORRIDOR SIGNAL LIGHT
C02D0	1	VV	DRESSER, 3 DRAWER, 48" L x 24" D x 39" H (1219 mm x 610 mm x 991 mm)
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, FOR POWER OPERATED BED ON WALL, AND AT HEAD OF BED, EACH SIDE
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, ON WALL, AT TV, AND AS REQUIRED
M0500	1	VV	TELEVISION, LCD/FLAT SCREEN, WALL/CEILING MOUNTED
F0725; F2420	AR	VV	TABLE, BEDSIDE, 32” W x 18” D x 30” H (813 mm x 457 mm x 762 mm), WITH TABLE LAMP
A1010; A1016	AR	CC	TELECOMMUNICATIONS OUTLET AND TELEPHONE, DESK, 1 LINE
F0375	1	VV	LOVE SEAT/FOLD OUT BED
A5185	1	VC	OVERHEAD LIFT WITH TRACK
F0555	1	CC	CLOSET ROD & SHELF, FOR CLOTHING
F0650; F2420	1 EA	VV	WRITING DESK, WITH DESK LAMP
N/A	AR	CC	LIGHT, FLUORESCENT, SURFACE MOUNTED, FOR GENERAL ILLUMINATION
F0740	1	VC	LAMP, OCCASIONAL, FLOOR (HARDWIRED)
F2000	1	VV	BASKET, WASTEPAPER, ROUND, METAL, 18” H x 16” Ø (457 mm x 406 mm)
N/A	1	CC	PREFABRICATED BEDSIDE RESIDENT UNIT (PBPU) – RECESSED HEADWALL UNIT WITH MEDICAL GAS OUTLETS, OXYGEN, VACUUM,

Table 4-H2.0a
Special Care Resident Bedroom (BRNP2)

H2.0b Special Care Resident Bathroom (TLTS2)

Function:
The resident bathroom is used by one resident with or without staff or caregiver assistance for toileting and personal grooming and is equipped with a toilet lavatory and shower.

Space Requirement:
65 NSF [6.0 m²]

Architectural:

Floor Finish:	Porcelain Tile (Slip Resistant) or Ceramic Tiles
Base:	Porcelain Tile or Ceramic Tiles
Wall finish:	Ceramic or Porcelain Tile on Wet Wall, Gypsum Wallboard with Vinyl Wall Covering or Low Sheen Paint on other walls
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Wainscot:	Ceramic Tile
Noise (STC Rating):	35
Slab Depression:	-
Special Construction:	Sloped bathroom floor
Hardware:	R3
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm), wood or metal
Windows:	Obscure glass if window is provided

HVAC:

Indoor Design Temperature:	
Cooling Mode:	Not Required
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	Not Required
Humidification Mode:	Not Required
Air Changes per Hour (ACH)	
Total Air:	10 (Minimum)
Outdoor Air:	Not Required
Room Air:	Exhaust (G); Balance - Negative
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	CV

Notes:

1. *Terminal Heating: For bathrooms, subject to heat loss, provide a dedicated, thermostatically-controlled terminal heating unit to maintain the set point.*
2. *Make-Up Air: Air transferred from the resident bedroom shall be used as the make-up air for the bathroom exhaust.*

Electrical:

Lighting Levels:	
General Illumination:	30fc
Task Illumination:	30fc
Emergency Egress:	-
Emergency Power:	
Night Lights:	-
Vanity Light:	Yes
1 Receptacle:	Yes
Nurse Call:	Yes

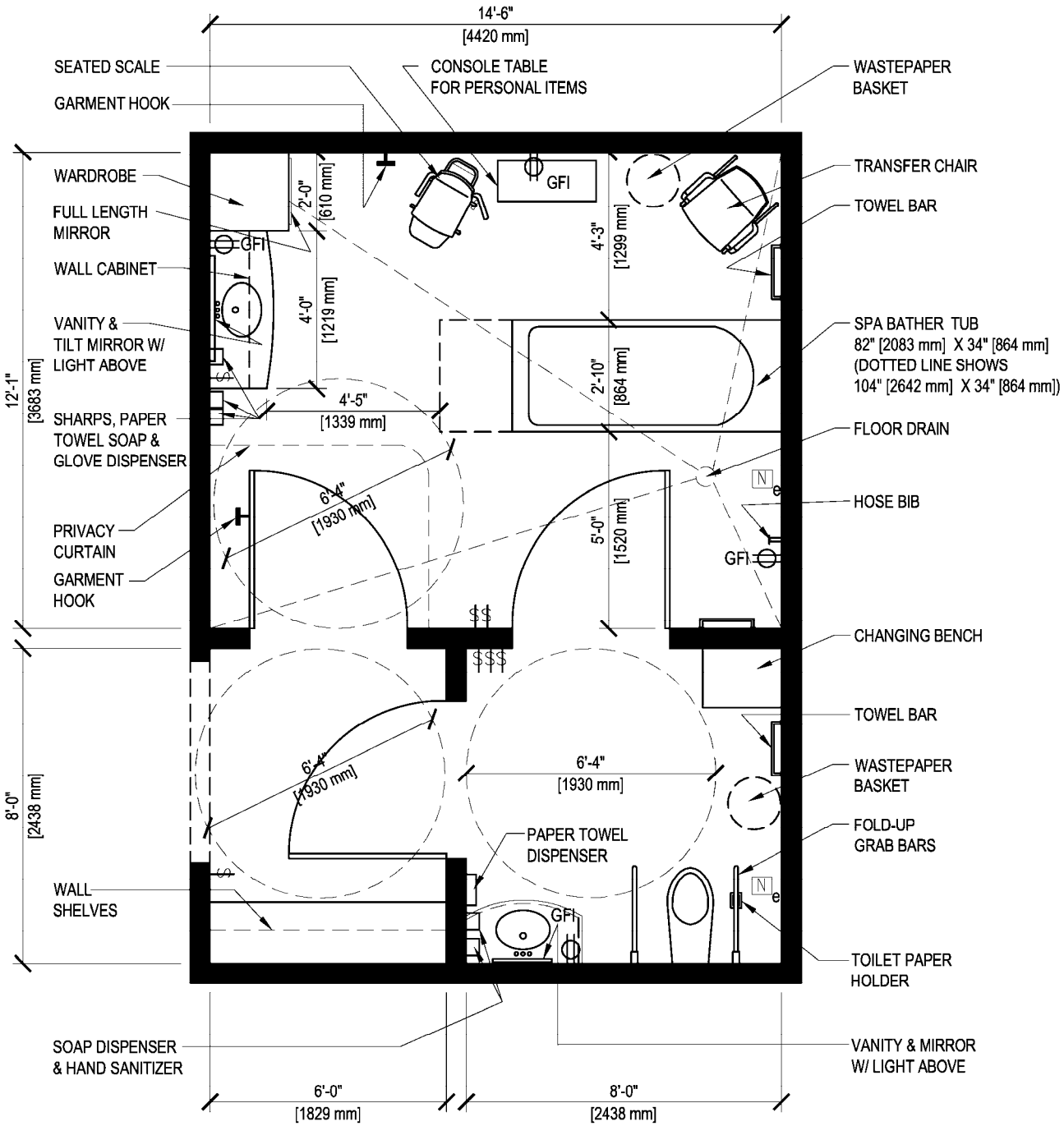
H2.0b Special Care Resident Bathroom (TLTS2)

Equipment Table:

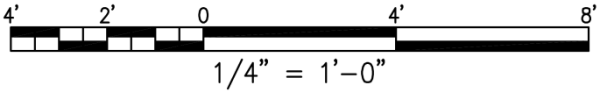
SYMBOL	QTY	AI	DESCRIPTION
A5109	1	CC	GRAB BARS, FOLD-UP TYPE, 1.25" Ø (32 mm), STAINLESS STEEL, WATER CLOSET ACCESSIBLE
CT030	1	CC	VANITY, WITH HIGH PRESSURE PLASTIC LAMINATE COUNTER TOP, MOLDED SELF EDGE, AND BACKSPLASH
P9180	1	CC	LAVATORY, ACCESSIBLE TYPE, COUNTER MOUNTED, 7" D x 20" W x 27" FRONT TO BACK (178 mm x 508 mm x 686 mm), WITH BLADE HANDLES, GOOSENECK SPOUT, WRIST BLADE HANDLES, AND GRID DRAIN
A5207	1	CC	BAR, TOWEL, 1" Ø (25 mm) STAINLESS STEEL, SURFACE MOUNTED
A5075	1	VV	DISPENSER, SOAP, LIQUID, WALL MOUNTED
A5075	1	VV	DISPENSER, HAND SANITIZER, LIQUID, WALL MOUNTED
A5195	1	CC	DISPENSER, TOILET TISSUE, DOUBLE ROLL
A5080	1	CC	DISPENSER, PAPER TOWEL, STAINLESS STEEL, SURFACE MOUNTED
A1066	1	CC	MIRROR, WHEELCHAIR ACCESSIBLE, 24" W x 36"H (610 mm x 914 mm)
N/A	1	CC	LIGHT, FLUORESCENT, OVER MIRROR, APPROVED FOR WET LOCATIONS
N/A	1	CC	LIGHT, OVER SHOWER, APPROVED FOR WET LOCATIONS
P9050	1	CC	TOILET, WALL HUNG, SIPHON JET
N/A	AR	CC	LIGHT, 2' x 2' FLUORESCENT, FOR GENERAL ILLUMINATION
A5170	1	CC	ROD AND TRACK, FOR SHOWER CURTAIN, 1" Ø (25 mm), WITH VINYL SHOWER CURTAIN, LINER & HOOKS
M8075	AR	VC	OVERHEAD LIFT WITH TRACK
A5145	1	CC	HOOK, GARMENT, DOUBLE, STAINLESS STEEL, SURFACE MOUNTED
A5110	1	CC	GRAB BARS, 1.25" Ø (32 mm), STAINLESS STEEL, 2 WALL, SHOWER USE
A5030	1	CC	BENCH, SHOWER TYPE, STAINLESS STEEL FRAME, SIZE/SHAPE AS REQUIRED
N/A	2	CC	NURSE CALL, EMERGENCY, WITH CORD AND CORRIDOR SIGNAL LIGHT
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, WITH GROUND FAULT INTERRUPTER
F2000	1	VV	BASKET, WASTEPAPER, ROUND, METAL, 18" H x 16" Ø (457 mm x 406 mm)

Table 4-H2.0b
Special Care Resident Bathroom (TLTS2)

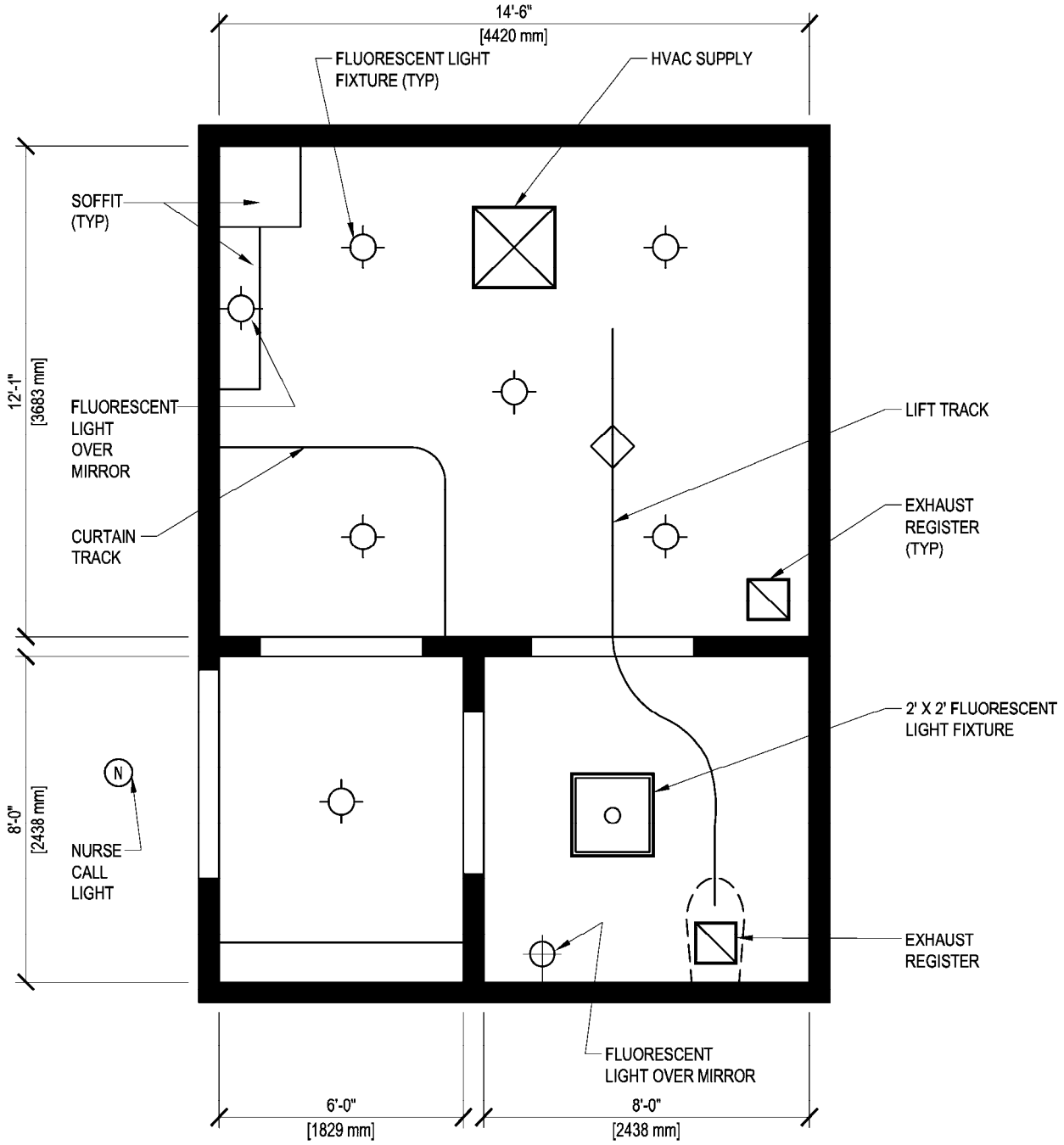
H3.0 Bathing Suite (TLTS2); and Toilet (TLTU1)
Floor Plan



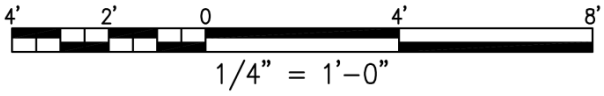
Bathing Suite (TLTS2): 175 NSF [16.3 m²]
Toilet (TLTU1): 65 NSF [6.0 m²]



H3.0 Bathing Suite (TLTS2); and Toilet (TLTU1)
Reflected Ceiling Plan



Bathing Suite (TLTS2): 175 NSF [16.3 m²]
Toilet (TLTU1): 65 NSF [6.0 m²]



H3.0a Bathing Suite (TLTS2)

Function:
The bathing suite is used for one resident at a time with staff assistance for immersion bathing and personal grooming. The bathing room is paired with a toilet room.

Space Requirement:
175 NSF [16.3 m²]

Architectural:

Floor Finish:	Porcelain Tile (Slip Resistant) or Ceramic Tiles
Base:	Porcelain Tile or Ceramic Tiles
Wall finish:	Ceramic or Porcelain Tile on Wet Wall, Gypsum Wallboard with Vinyl Wall Covering or Low Sheen Paint on other walls
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Wainscot:	Ceramic Tile
Noise (STC Rating):	35
Slab Depression:	-
Special Construction:	Casework with counter and sink
Hardware:	R3
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm), wood
Windows:	Obscure glass if window is provided

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	82° F (28° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	Not Required
Air Changes per Hour (ACH):	
Total Air:	10 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Exhaust (S); Balance - Negative
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	CV

Notes:

1. *General: This room is equipped with an attached Toilet Room.*
2. *Special Exhaust System: Provide a dedicated "wet-exhaust" system to serve the Bathing Suite, including the attached Toilet Room.*
3. *Air Balance: Maintain Bathing Suite at negative air balance with respect to the adjoining spaces and the toilet at negative air balance with respect to the Bathing Suite. Exhaust toilet at the rate of 10 air changes per hour with all make-up air drawn from the Bathing Suite.*

Electrical:

Lighting Levels:	
General Illumination:	30fc
Task Illumination:	-
Emergency Egress:	-
Emergency Power:	
Night Lights:	-
Vanity Light:	Yes
1 Receptacle:	Yes
Nurse Call:	Yes

H3.0a Bathing Suite (TLTS2)

Equipment Table:

SYMBOL/JSN	QTY	AI	DESCRIPTION
P1050	1	CC	BATH, HYDROTHERAPY, THERMOSTATIC CONTROL, APPROXIMATE OUTSIDE DIMENSIONS, 34" W x 82" L x 28" D (864 mm x 2083 mm x 711 mm)
A5145	2	CC	HOOK, GARMENT, DOUBLE, STAINLESS STEEL, SURFACE MOUNTED
A5207	2	CC	BAR, TOWEL, 1” Ø (25 mm), STAINLESS STEEL, SURFACE MOUNTED
N/A	1	CC	HOSE BIB, COMBINATION FAUCET, WALL MOUNTED
CT030	1	CC	VANITY, WITH HIGH PRESSURE PLASTIC LAMINATE COUNTER TOP, MOLDED SELF EDGE, AND BACKSPLASH
P3100/ P9180	1	CC	LAVATORY, COUNTER MOUNTED, 6” D x 17” W x 14” FRONT TO BACK (152 mm x 432 mm x 356 mm), WITH BLADE HANDLES, GOOSENECK SPOUT
F0555	1	CC	CABINET, WARDROBE, FULL HEIGHT, ON SIDE OF VANITY, LOCKABLE
N/A	1	VV	SEATED SCALE, 30.5” L x 24.5" W x 40.75" H (775 mm x 622 mm x 1035 mm), WITH FLIP ARM RESTS, AND FOLDABLE FOOT REST
F0210	1	VV	CHAIR, TRANSFER, WITHOUT ARMS, 25” W x 39” D (635 mm x 991 mm)
A5075	1	VV	DISPENSER, SOAP, LIQUID, WALL MOUNTED
A5080	1	CC	DISPENSER, PAPER TOWEL, STAINLESS STEEL, SURFACE MOUNTED
A5106	1	VV	UNIT, WASTE DISPOSAL, SHARPS, WALL MOUNTED, WITH GLOVE DISPENSER
A1066	1	CC	MIRROR, WHEELCHAIR ACCESSIBLE, 24" H x 36" W (610 mm x 914 mm), OVER VANITY
A1066	1	CC	MIRROR, FULL LENGTH, FLOAT GLASS, WITH STAINLESS STEEL FRAME, SURFACE MOUNTED ON WARDROBE DOOR, 65" H x 18" W (1651 mm x 457 mm)
N/A	1	CC	LIGHT OVER MIRROR, APPROVED FOR WET LOCATIONS
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, WITH GROUND FAULT INTERRUPTER
F0735	1	VV	TABLE, CONSOLE, FOR PERSONAL ITEMS, 24” W x 18” D (610 mm x 457 mm)
A5170	1	VV	ROD AND TRACK, FOR PRIVACY CURTAIN, 1” Ø (25 mm), WITH FABRIC PRIVACY CURTAIN & HOOKS, AT ENTRANCE
N/A	1	CC	NURSE CALL, EMERGENCY, WITH CORD AND CORRIDOR SIGNAL LIGHT
A5185	1	CC	OVERHEAD LIFT WITH TRACK
N/A	AR	CC	LIGHT, FLUORESCENT, RECESSED, FOR GENERAL ILLUMINATION
F2000	1	VV	BASKET, WASTEPAPER, ROUND, METAL, 18” H x 16” Ø (457 mm x 406 mm)

Table 4-H3.0a
Bathing Suite (TLTS2)

H3.0b Toilet (TLTU1)

Function:
The toilet room is used by individual residents or visitors, with or without staff/ caregiver assistance for toileting and refreshing while away from individual rooms, or while visiting with friends/family at the home.

Space Requirement:
65 NSF [6.0 m²]

Architectural:

Floor Finish:	Porcelain Tile (Slip Resistant) or Ceramic Tiles
Base:	Porcelain Tile or Ceramic Tiles
Wall finish:	Ceramic or Porcelain Tile on Wet Wall, Gypsum Wallboard with Vinyl Wall Covering or Low Sheen Paint on other walls
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Wainscot:	Ceramic Tile
Noise (STC Rating):	35
Slab Depression:	None
Special Construction:	-
Hardware:	R3A/4B
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm), wood or metal,
Windows:	Obscure glass if window is provided

HVAC:

Indoor Design Temperature:	
Cooling Mode:	Not Required
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	Not Required
Humidification Mode:	Not Required
Air Changes per Hour (ACH):	
Total Air:	10 (Minimum)
Outdoor Air:	Not Required
Room Air:	Exhaust (G); Balance - Negative
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	CV

Electrical:

Lighting Levels:	
General Illumination:	30fc
Task Illumination:	-
Emergency Egress:	-
Emergency Power:	
Night Lights	-
Vanity Light:	Yes
1 Receptacle:	-
Nurse Call:	Yes

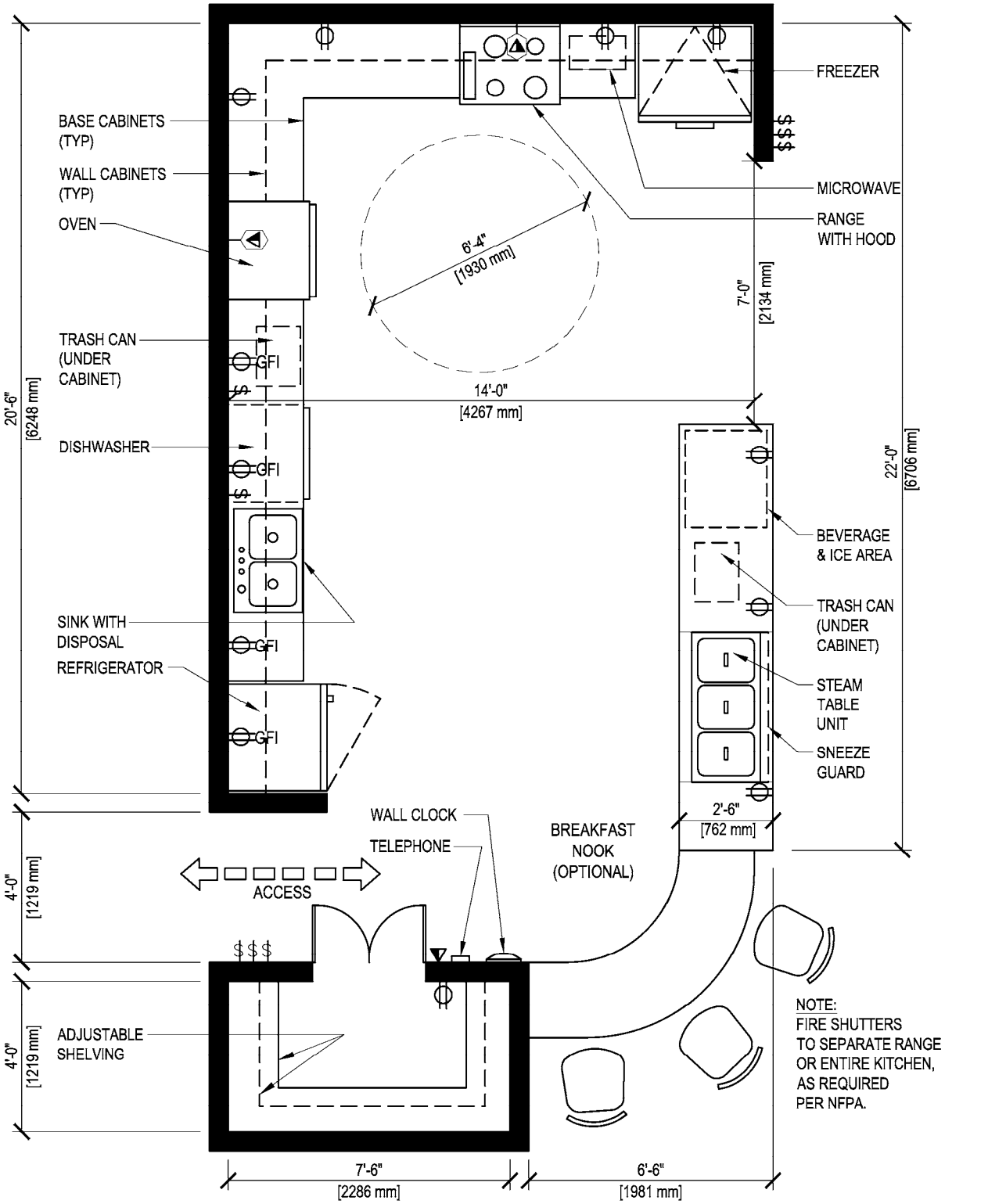
H3.0b Toilet (TLTU1)

Equipment Table:

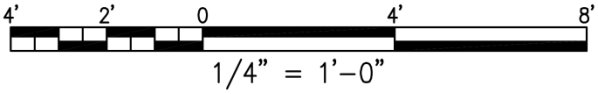
SYMBOL/JSN	QTY	AI	DESCRIPTION
A5109	1	CC	GRAB BARS, FOLD-UP TYPE, 1.25” Ø (32 mm), STAINLESS STEEL, WATER CLOSET ACCESSIBLE
CT030	1	CC	VANITY, WITH HIGH PRESSURE PLASTIC LAMINATE COUNTER TOP, MOLDED SELF EDGE, AND BACKSPLASH
P3100/ P9180	1	CC	LAVATORY, REGULAR/ WHEELCHAIR, COUNTER MOUNTED, 19" Ø (483 mm), WITH BLADE HANDLES, GOOSENECK SPOUT
A5207	1	CC	BAR, TOWEL, 1” Ø (25 mm), STAINLESS STEEL, SURFACE MOUNTED
A5075	1	VV	DISPENSER, SOAP, LIQUID, WALL MOUNTED
A5075	1	VV	DISPENSER, HAND SANITIZER, LIQUID, WALL MOUNTED
A5195	1	CC	DISPENSER, TOILET TISSUE, DOUBLE ROLL
A5080	1	CC	DISPENSER, PAPER TOWEL, STAINLESS STEEL, SURFACE MOUNTED
A1066	1	CC	MIRROR, WHEELCHAIR ACCESSIBLE, 24” H x 36” W (610 mm x 914 mm)
N/A	1	CC	LIGHT, FLUORESCENT, OVER MIRROR, APPROVED FOR WET LOCATIONS
P9050	1	CC	TOILET, WALL HUNG, SIPHON JET
A5025	AR	CC	CHANGING BENCH, 24” W x 18” D (610 mm x 457 mm)
N/A	AR	CC	LIGHT, 2’ x 2’ FLUORESCENT, FOR GENERAL ILLUMINATION
M8075	AR	VC	OVERHEAD LIFT WITH TRACK
N/A	1	CC	NURSE CALL, EMERGENCY, WITH CORD, AND CORRIDOR SIGNAL LIGHT
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, WITH GROUND FAULT INTERRUPTER
F2000	1	VV	BASKET, WASTEPAPER, ROUND, METAL, 18” H x 16” Ø (457 mm x 406 mm)

Table 4-H3.0b
Toilet (TLTU1)

H4.0 Kitchen and Servery (IPK01); and Pantry (SRS01)
Floor Plan

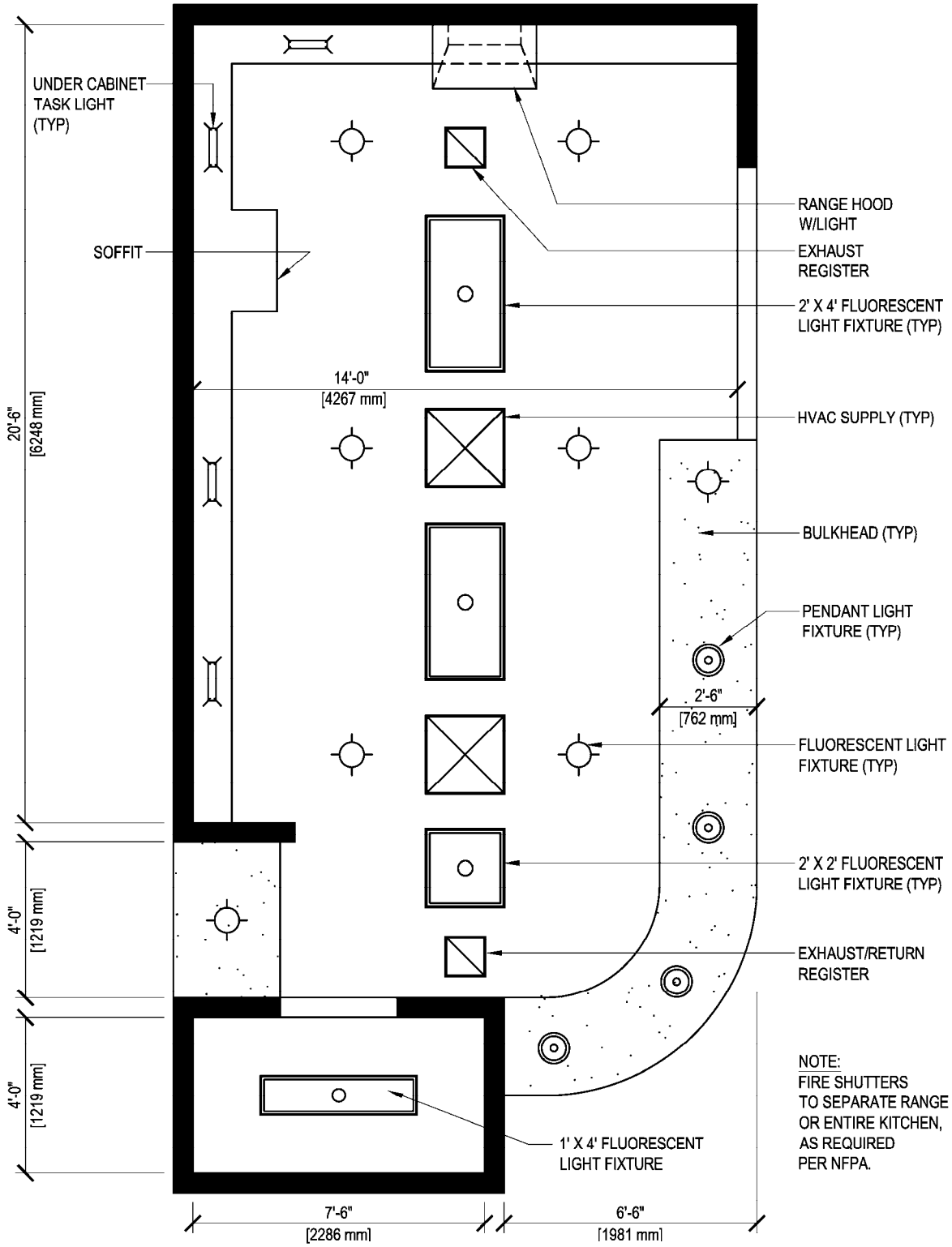


Kitchen and Servery (IPK01): 350 NSF [32.5 m²]
Pantry (SRS01): 30 NSF [2.8 m²]

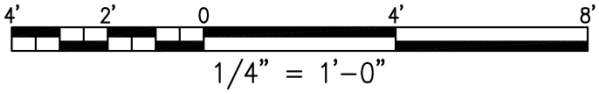


H4.0 Kitchen and Servery (IPK01); and Pantry (SRS01)

Reflected Ceiling Plan



Kitchen and Servery (IPK01): 350 NSF [32.5 m²]
Pantry (SRS01): 30 NSF [2.8 m²]



H4.0a Kitchen and Servery (IPK01)

Function:

The kitchen is a multi-function space as in a home. It functions as the nourishment center for the home, an occupational therapy space, and a place of sensory stimulation. The kitchen is an integral part of the food service program for the site and must be coordinated to align with the program.

Space Requirement:

350 NSF [32.5 m²]

Architectural:

Floor Finish:	Solid Vinyl Floor Tile (Luxury Vinyl Tile)/Resinous Flooring
Base:	Resilient Base/Profile Rubber Base
Wall Finish:	Gypsum Wallboard with Vinyl Wall Covering Low Sheen Paint and Ceramic or Porcelain Tile on Wet Walls
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Noise (STC Rating):	35
Slab Depression:	-
Special Construction:	Fire shutters to separate the range or entire kitchen from the remainder of the home, per NFPA standards for fire separation
Hardware:	R2C
Doors:	None required
Windows:	None required

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	Not Required
Air Changes per Hour (ACH):	
Total Air:	6 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Exhaust; Balance - Negative
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	CV

Notes:

1. *General: The space also includes a pantry for which HVAC is not required.*
2. *Exhaust (Range Hood): Coordinate the exhaust hood requirement with the actual hood makes and model number. If the hood design entails 100% exhaust to outdoors, evaluate the need to comply with NFPA 96 with a dedicated exhaust system. Provide an alternate return air pick-up with a motorized damper, interlocked with the hood exhaust fan. Even during unoccupied mode, exhaust at least 2 air changes per hour by a general exhaust system.*

Electrical:

Lighting Levels:	
General Illumination:	30fc
Task Illumination:	30fc
Emergency Egress:	1fc
Emergency Power:	
Night Lights:	-
1 Receptacle:	Yes
Nurse Call:	-

H4.0a Kitchen and Servery (IPK01)

Equipment Table:

SYMBOL/JSN	QTY	AI	DESCRIPTION
C05P0	AR	CC	CABINET, KITCHEN, BASE, WITH WORK TOP, AND DOUBLE SINK, DOMESTIC
A5106	1	CC	DISPOSAL, WASTE, SINK UNIT
C04J0	AR	CC	CABINET, KITCHEN, WALL MOUNTED, DOMESTIC
N/A	1	CC	OVEN, ELECTRIC, ELEVATED, BUILT-IN, DOMESTIC, 208 VOLT, 25 AMP SINGLE PHASE
K4500; K3401	1	CC	RANGE, COOKTOP, ELECTRIC, 4 BURNER FRONT CONTROLS, DOMESTIC, 208 VOLT, 40 AMP, SINGLE PHASE, WITH HOOD, INDUCTION TYPE
R7000	1	VV	REFRIGERATOR, DOMESTIC, WITH ICE MAKER & WATER DISPENSER ON DOOR, 120 VOLT, 20 AMP, APPROXIMATELY 31" W x 28" D x 66" H (787 mm x 711 mm x 1676 mm)
K4665	1	VV	MICROWAVE OVEN, 120 VOLT, 20 AMP, UNDER CABINET
K2515	1	CC	DISHWASHER, HOUSEHOLD TYPE, UNDER COUNTER, 120 VOLT, 1.5 KW
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, AS REQUIRED
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, WITH GROUND FAULT INTERRUPTER
R7250	1	VV	FREEZER, DOMESTIC TYPE, FULL SIZE
N/A	1	VC	UNIT, HOT FOOD, STEAM TABLE, ELECTRICAL, 3 HOLE, 240 VOLTS, 30.5” D x 34.5” H (775 mm x 876 mm), WITH SNEEZE GUARD
N/A	AR	CC	STAND, FOR BEVERAGE & ICE, WITH STRAW, CUP, AND NAPKIN DISPENSERS
N/A	AR	CC	LIGHT, 2’ x 2’ FLUORESCENT, FOR GENERAL ILLUMINATION
N/A	AR	CC	LIGHT, FLUORESCENT, RECESSED, DIMMABLE, FOR GENERAL ILLUMINATION
N/A	AR	CC	LIGHT, PENDANT TYPE, SURFACE MOUNTED, 120 VOLTS, 60 W
N/A	AR	CC	LIGHT, TASK, UNDER CABINET
F3200	AR	VV	WALL CLOCK, BATTERY OPERATED
A1010; A1014	AR	CC	TELECOMMUNICATIONS OUTLET AND TELEPHONE, WALL, 1 LINE
F2020	AR	VV	CAN, TRASH, 44 GALLON, RECTANGULAR, STAINLESS STEEL, 19" W x 14" D x 24" H (483 mm x 356 mm x 610 mm)

Table 4-H4.0a
Kitchen and Servery (IPK01)

H4.0b Pantry (SRS01)

Function:
The pantry is an integral part of the kitchen, and is a space where food, provisions, or dishes are stored.

Space Requirement:
30 NSF [2.8 m²]

Architectural:

Floor Finish:	Resinous Flooring
Base:	Profile Rubber Base
Wall Finish:	Gypsum Wallboard/Paint
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	8‘-0" (2438 mm)
Noise (STC Rating):	-
Slab Depression:	None
Special Construction:	-
Hardware:	R2
Doors:	1 Pair, 21" (533 mm) x 7’-0" (2134 mm) wood or metal
Windows:	None required

HVAC:

Indoor Design Temperature:	
Cooling Mode:	Not Required
Heating Mode:	Not Required
Indoor Design Relative Humidity:	
Dehumidification Mode:	Not Required
Humidification Mode:	Not Required
Air Changes per Hour (ACH):	
Total Air:	Not Required
Outdoor Air:	Not Required
Air Balance:	Not Required
Noise Criteria:	Not Required

Electrical:

Lighting Levels:	
General Illumination:	20fc
Emergency Power:	-

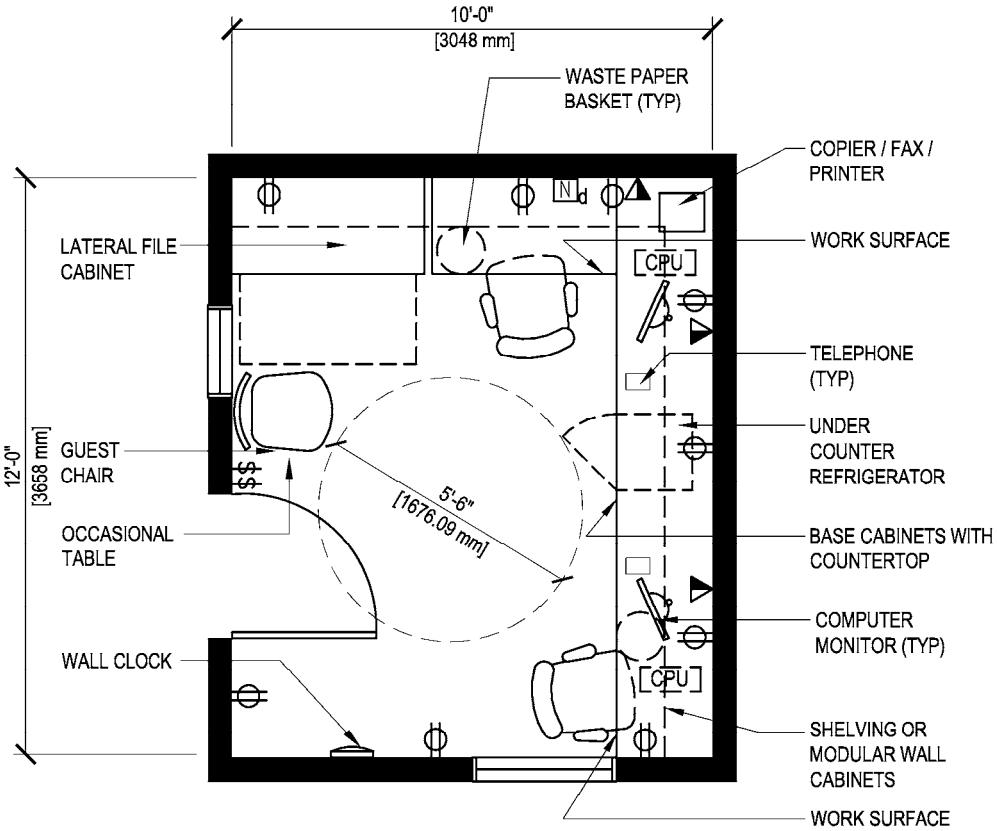
H4.0b Pantry (SRS01)

Equipment Table:

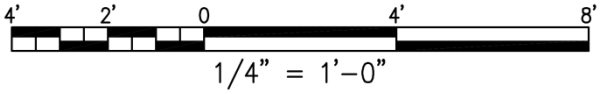
SYMBOL/JSN	QTY	AI	DESCRIPTION
M2055	AR	CC	SHELVING, WALL HUNG, ADJUSTABLE, STAINLESS STEEL
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP
N/A	AR	CC	LIGHT, 1' x 4' FLUORESCENT, FOR GENERAL ILLUMINATION

Table 4-H4.0b
Pantry (SRS01)

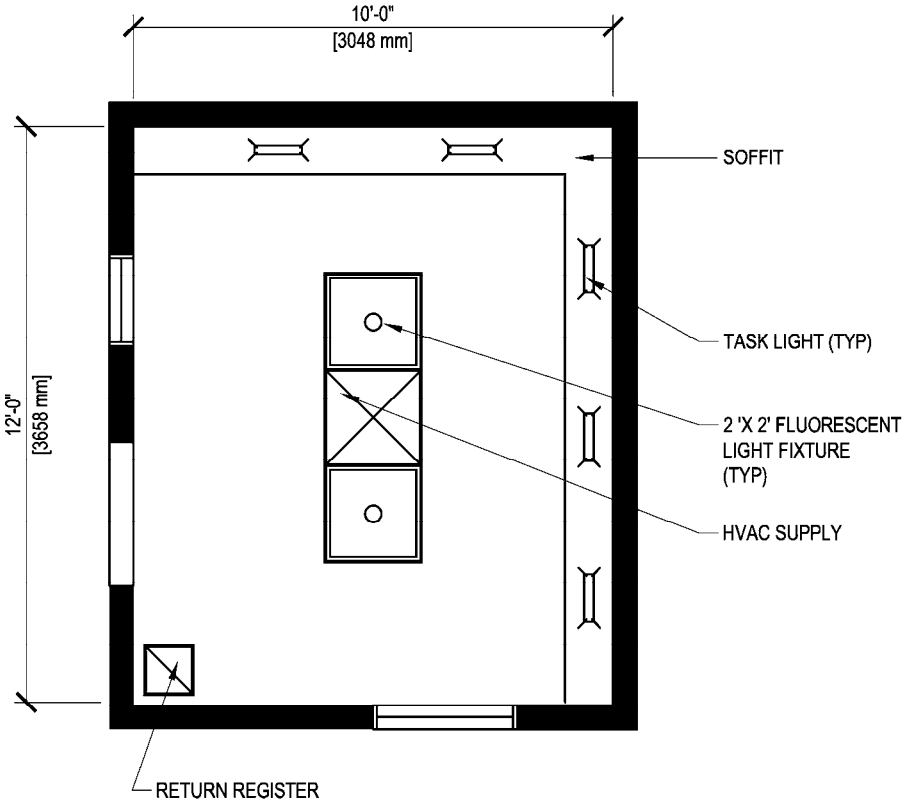
H5.0 Home Office (OFD03)
Floor Plan



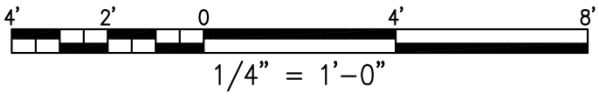
Home Office (OFD03): 120 NSF [11.2 m²]



H5.0 Home Office (OFD03)
Reflected Ceiling Plan



Home Office (OFD03): 120 NSF [11.2 m²]



H5.0 Home Office (OFD03)

Function:
The home office is the administrative staff work space, located to afford maximum visibility of the living space and resident bedroom areas.

Space Requirement:
120 NSF [11.2 m^2]

Architectural:

Floor Finish:	Carpet
Base:	Resilient Base
Wall Finish:	Gypsum Wallboard/Paint
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9’-0” (2743 mm)
Noise (STC Rating):	35
Slab Depression:	None
Special Construction:	-
Hardware:	3E
Doors:	3'-0" (914 mm) x 7'-0" (2134 mm), wood framed glass with 2'-0" (610 mm) x 7'-0" (2134 mm) side window
Windows:	Provide window

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	Not Required
Air Changes per Hour (ACH):	
Total Air:	4 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Return; Balance - Neutral
Noise Criteria:	NC 35 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	VAV

Electrical:

Lighting Levels:	
Three Level Fluorescent:	
High:	50fc
Med:	45fc
Low:	20fc
Task Illumination:	Yes
On Dimmer:	0fc-5fc
Emergency Power:	
One Ceiling Light	-
1 Receptacle:	Yes
Nurse Call:	Yes

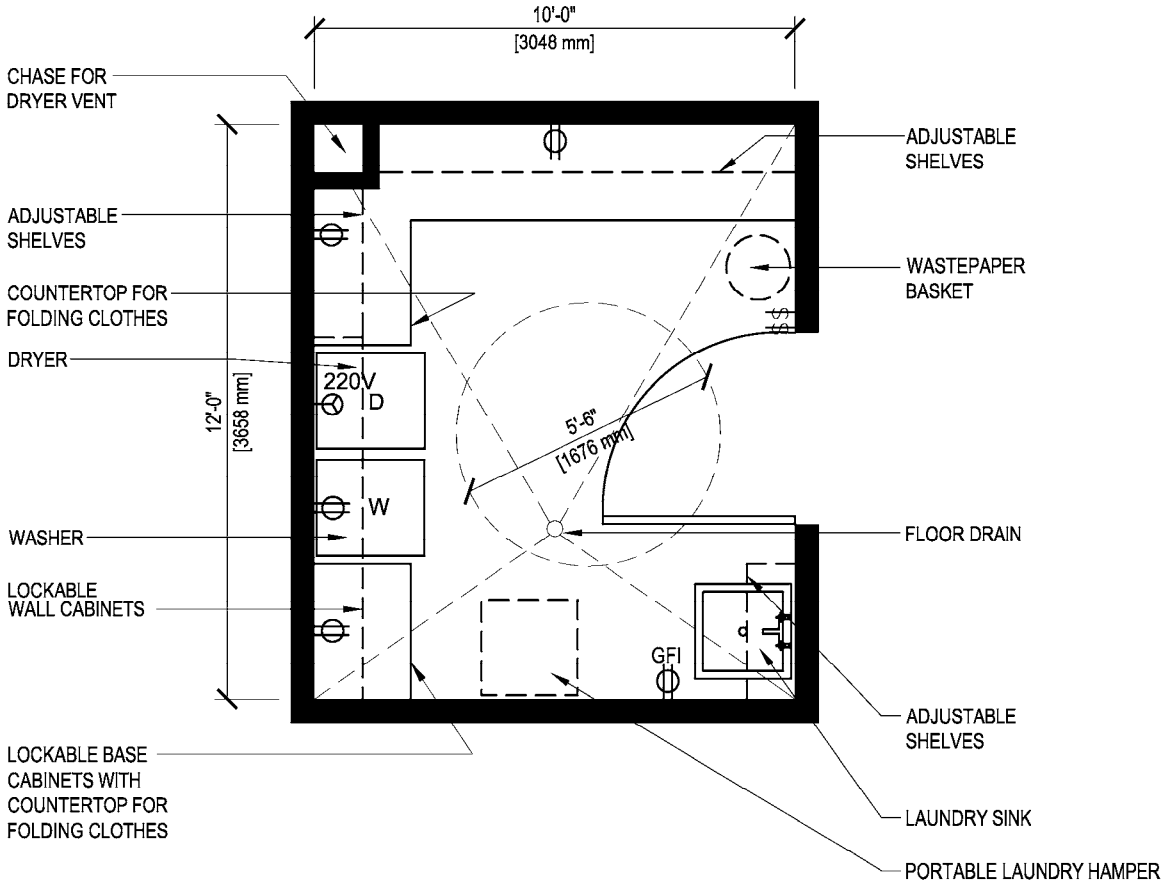
H5.0 Home Office (OFD03)

Equipment Table:

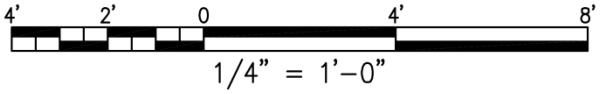
SYMBOL/JSN	QTY	AI	DESCRIPTION
F0115	AR	CC	CABINETS, WALL, WITH DOORS (LOCKABLE), AND OPEN SHELVING
CT030	AR	CC	CABINETS, BASE, LOCKABLE, WITH PLASTIC LAMINATE COUNTERTOP
E0210	AR	CC	WORK SURFACE, DESK/COUNTER
R7000	1	VV	REFRIGERATOR, UNDER COUNTER, DOMESTIC, 24" H x 18" W x 18" D (610 mm x 457 mm x 457 mm), FOR GENERAL USE
M1840	1	VV	COPIER, FAX AND PRINTER COMBO
A1010; A1016	AR	CC	TELECOMMUNICATIONS OUTLET AND TELEPHONE, DESK, LINES AS REQUIRED
M1801	AR	VV	COMPUTER, DESKTOP, MICROPROCESSING, W/FLAT PANEL MONITOR
F3200	1	VV	CLOCK, WALL, BATTERY OPERATED
F0420	AR	VV	CABINET, FILING, LATERAL
F0210	1	VV	CHAIR, SIDE, WITHOUT ARMS, APPROXIMATELY 30" W x 30" D (762 mm x 762 mm)
F0275	2	VV	CHAIR, SWIVEL, HIGH-BACK, TILT ADJUSTABLE WITH ARMS, 46" H x 27" W x 41.5" D (1168 mm x 686 mm x 1054 mm)
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP
N/A	1	CC	RESPONDER, NURSE CALL, DUTY STATION CONSOLE, ANNUNCIATOR, AUDIO VISUAL, DESK TYPE
N/A	AR	CC	LIGHT, 2' x 2' FLUORESCENT, FOR GENERAL ILLUMINATION, DIMMABLE
N/A	AR	CC	LIGHT, TASK, UNDER CABINET
F2000	2	VV	BASKET, WASTEPAPER, ROUND, METAL, 18" H x 12" Ø (457 mm x 305 mm)

Table 4-H5.0
Home Office (OFD03)

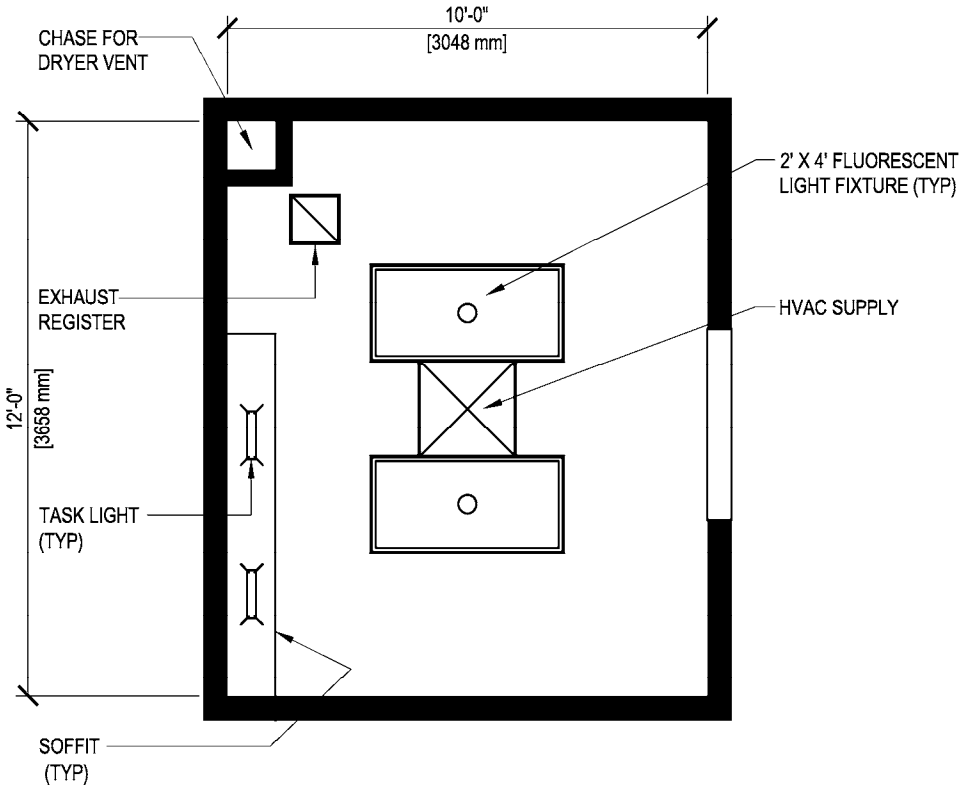
H6.0 Laundry (NURL1)
Floor Plan



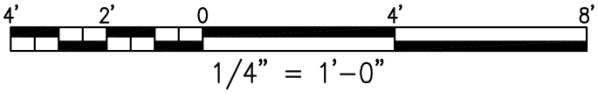
Laundry (NURL1): 120 NSF [11.2 m²]



H6.0 Laundry (NURL1)
Reflected Ceiling Plan



Laundry (NURL1): 120 NSF [11.2 m²]



H6.0 Laundry (NURL1)

Function:
The laundry room functions as a staff space for resident laundry and house linens. It also functions as an occupational therapy space and a resident space for doing personal linens.

Space Requirement:
120 NSF [11.2 m²]

Architectural:

Floor Finish:	Resilient Tile Flooring (Vinyl Composition Tile)
Base:	Rubber Base
Wall Finish:	Gypsum Wallboard /Paint
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Noise (STC Rating):	35
Slab Depression:	None
Special Construction:	Cabinets and folding counter, wall cabinets, and adjustable shelving
Hardware:	R2B
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm), Wood Framed Glass
Windows:	None required

HVAC:

Indoor Design Temperature:	
Cooling Mode:	78° F (26° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	Not Required
Air Changes per Hour (ACH):	
Total Air:	10 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Exhaust (G); Balance - Negative
Noise Criteria:	NC 45 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	CV

Note:

1. *Exhaust: Coordinate dryer vent exhaust with the selected equipment.*

Electrical:

Lighting Levels:	
General Illumination:	30fc
Task Illumination:	Yes
Emergency Egress:	-
Emergency Power:	-
1 Receptacle:	-
Nurse Call:	-

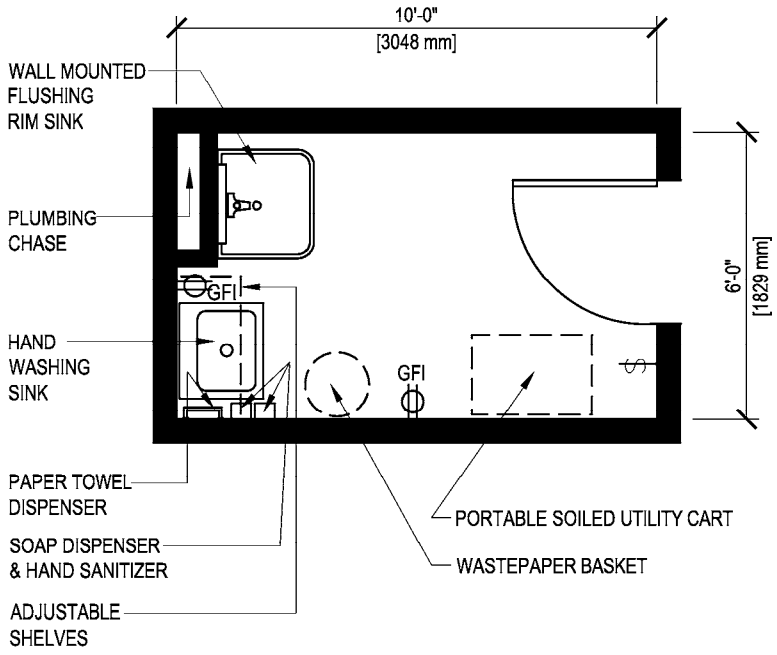
H6.0 Laundry (NURL1)

Equipment Table

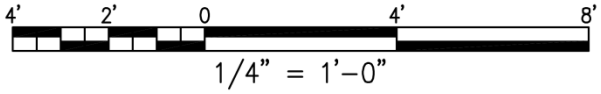
SYMBOL/JSN	QTY	AI	DESCRIPTION
C04J0	AR	CC	COUNTERTOP, ACCESSIBLE HEIGHT, PLASTIC LAMINATE, FOR FOLDING CLOTHES
C04J0	AR	CC	CABINET, BASE, (LOCKABLE) WITH PLASTIC LAMINATE COUNTERTOP FOR FOLDING CLOTHES
F0115	AR	CC	CABINET, WALL, WITH DOORS, LOCKABLE
E0903	AR	CC	SHELVES, WALL, ADJUSTABLE
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLTS, 20 AMP
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLTS, 20 AMP, WITH GROUND FAULT INTERRUPTER
M2300	1	VV	WASHER, CLOTHES, FRONT LOADING AND FRONT CONTROL, COMMERCIAL, 120 VOLTS, 20 AMP
N/A	AR	CC	WASHING MACHINE SUPPLY AND DRAIN UNITS
M2400	1	VV	DRYER, CLOTHES, FRONT LOADING AND FRONT CONTROL, COMMERCIAL, 220 VOLT, 30 AMP, SINGLE PHASE
N/A	1	CC	RECEPTACLE, ELECTRIC WASHING MACHINE, DUPLEX, 120 VOLT, 20 AMP
N/A	1	CC	RECEPTACLE, ELECTRIC DRYER, 220 VOLT, 40 AMP
P8710	AR	CC	CONNECTIONS, PLUMBING, ELECTRICAL OR MECHANICAL, AS REQUIRED
CS230	1	CC	SINK LAUNDRY, DOMESTIC TYPE, WITH WORK SURFACE AND DRYING RACK, 25 “W x 22” D (635 mm x 559 mm)
N/A	AR	CC	LIGHT, 2’ x 4’ FLUORESCENT, FOR GENERAL ILLUMINATION
N/A	AR	CC	LIGHT, TASK, UNDER CABINET
F2000	1	VV	BASKET, WASTEPAPER, ROUND, METAL, 18” H x 16” Ø (457 mm x 406 mm)
M3070	AR	VV	HAMPER, LAUNDRY, PORTABLE, 20” L x 20” W x 26” H (508 mm x 508 mm x 660 mm), WITH CASTERS AND LID

Table 4-H6.0
Laundry (NURL1)

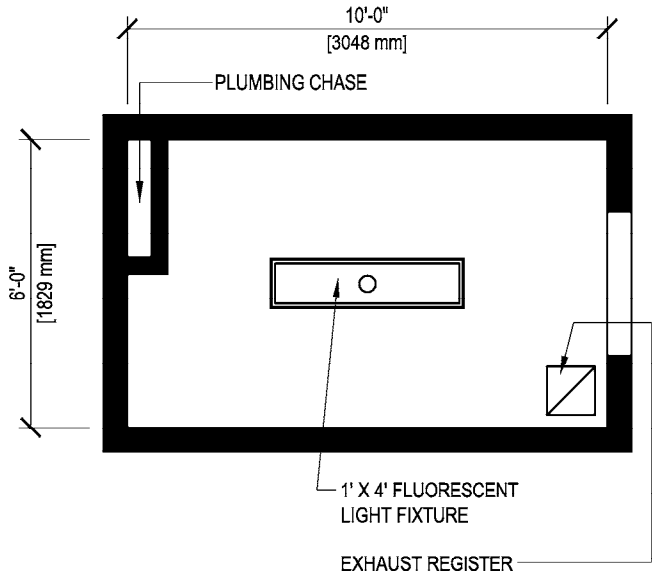
H7.0 Soiled Utility Room (USCL1)
Floor Plan



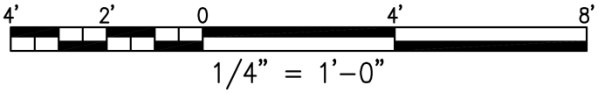
Soiled Utility Room (USCL1): 60 NSF [5.6 m²]



H7.0 Soiled Utility Room (USCL1)
Reflected Ceiling Plan



Soiled Utility Room (USCL1): 60 NSF [5.6 m²]



H7.0 Soiled Utility Room (USCL1)

Function:
The soiled utility room is generally adjacent to the laundry room, and if required, may be linked to the laundry room with a door. This space may include shelving, space for holding, and portable soiled utility cart.

Space Requirement
60 NSF [5.6 m²]

Architectural:

Floor Finish:	Welded Seam Sheet Flooring
Base:	Welded Seam Sheet Flooring
Wall Finish:	Gypsum Wallboard/Paint (Special Coating)
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Noise (STC Rating):	35
Slab Depression:	-
Special Construction:	-
Hardware:	SH-3C
Doors:	3'-0" (914 mm) x 7'-0" (2134 mm) wood or metal, optional wire glass view panel
Windows:	None required

HVAC:

Indoor Design Temperature:	
Cooling Mode:	Not Required
Heating Mode:	Not Required
Indoor Design Relative Humidity:	
Dehumidification Mode:	Not Required
Humidification Mode:	Not Required
Air Changes per Hour (ACH):	
Total Air:	10 (Minimum)
Outdoor Air:	Not Required
Room Air:	Exhaust (G); Balance - Negative
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	No
Flow:	CV

Electrical:

Lighting Levels:	
General Illumination:	10fc
Emergency Power:	-
Night Lights	-
1 Receptacle:	-
Nurse Call:	-

H7.0 Soiled Utility Room (USCL1)

Equipment Table:

SYMBOL/JSN	QTY	AI	DESCRIPTION
P6350	1	CC	SINK, FLUSHING RIM, WALL MOUNTED, COMMERCIAL TYPE, 25" W x 20" D (635 mm x 508 mm)
N/A	1	CC	SINK, HAND WASH, WALL MOUNTED, COMMERCIAL TYPE, 17" W x 15" D (432 mm x 381 mm)
A5075	1	VV	DISPENSER, SOAP, LIQUID, WALL MOUNTED, AND HAND SANITIZER
A5080	1	CC	DISPENSER, PAPER TOWEL, STAINLESS STEEL, SURFACE MOUNTED
N/A	1	CC	LIGHT, 1' x 4' FLUORESCENT, FOR GENERAL ILLUMINATION
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLTS, 20 AMP, WITH GROUND FAULT INTERRUPTER
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLTS, 20 AMP
M2055	1	CC	SHELVING, WALL MOUNTED, STAINLESS STEEL FOR CLEANING SUPPLIES
F0515	AR	VV	CART, SOILED UTILITY, STANDARD TYPE, PORTABLE, 30" L x 20" D (762 mm x 508 mm), WITH CASTERS
F2000	1	VV	BASKET, WASTEPAPER, ROUND, METAL, 18" H x 16" Ø (457 mm x 406 mm)

Table 4-H7.0
Soiled Utility Room (USCL1)

4.9 Interior Guide Plates*: The Community Center

C1.0 Concierge Station (RECP3) ..... 4 - 51
C2.0 Bistro (FSCD1/BX000/SRE01) ..... 4 - 55
C3.0 Multipurpose Room (DAYR1); and Storage (OFD01) ..... 4 - 59
C4.0 Hair Care (Barber/Beauty Salon) (BX001) ..... 4 - 65
C5.0 Great room (DAYR2) ..... 4 - 69

**** Disclaimer:*** *Guide Plates are graphical representations of selected room types that illustrate the integration of space, components, systems, and equipment. They provide typical configurations and general technical guidance, and are not intended to be project specific. Specific infrastructure design requirements are contained in VA Design Manuals and Space Planning Criteria located in the VA Technical Information Library (TIL).*

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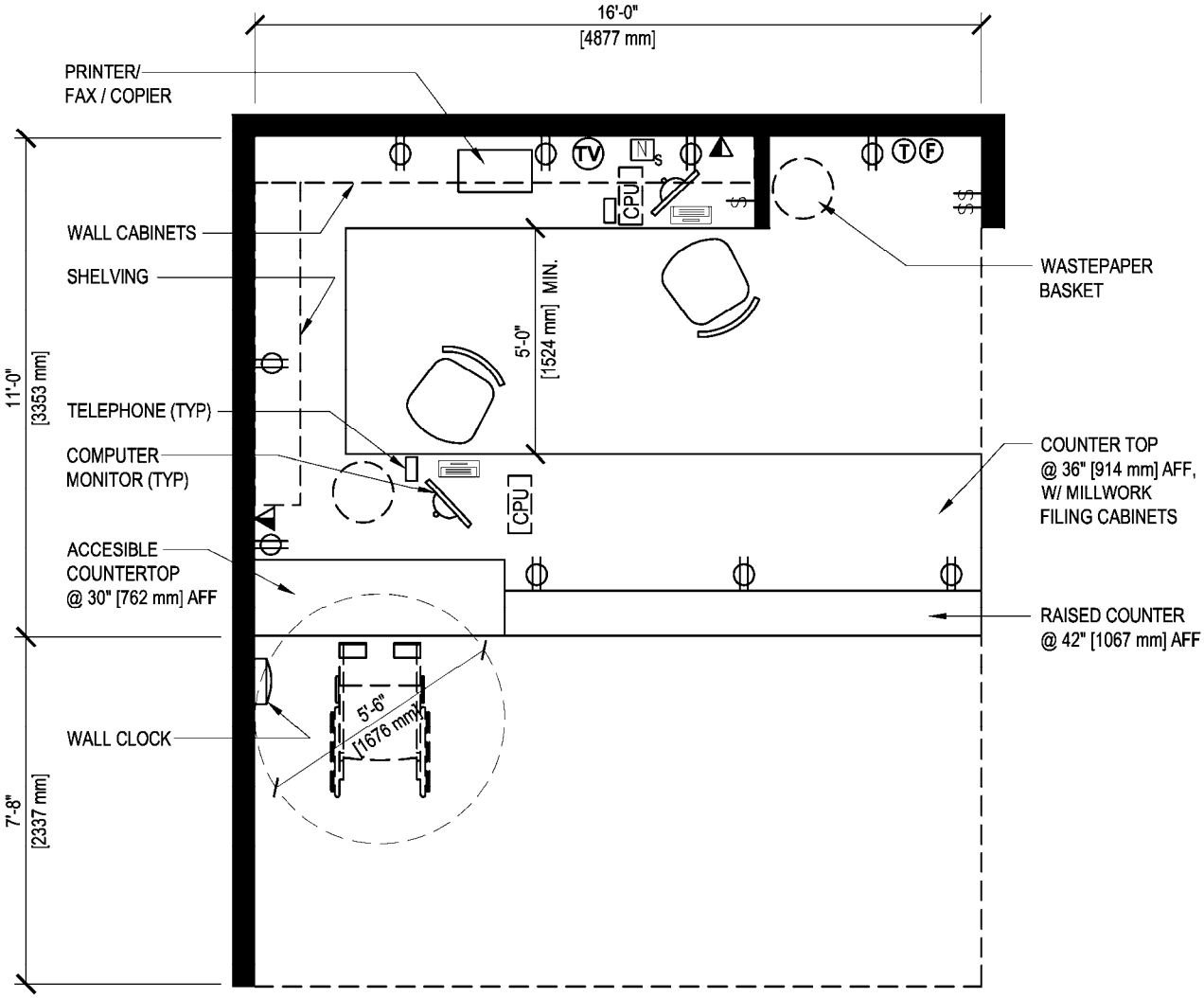
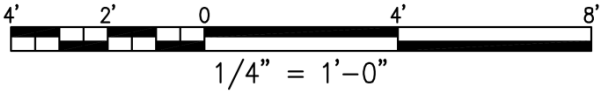
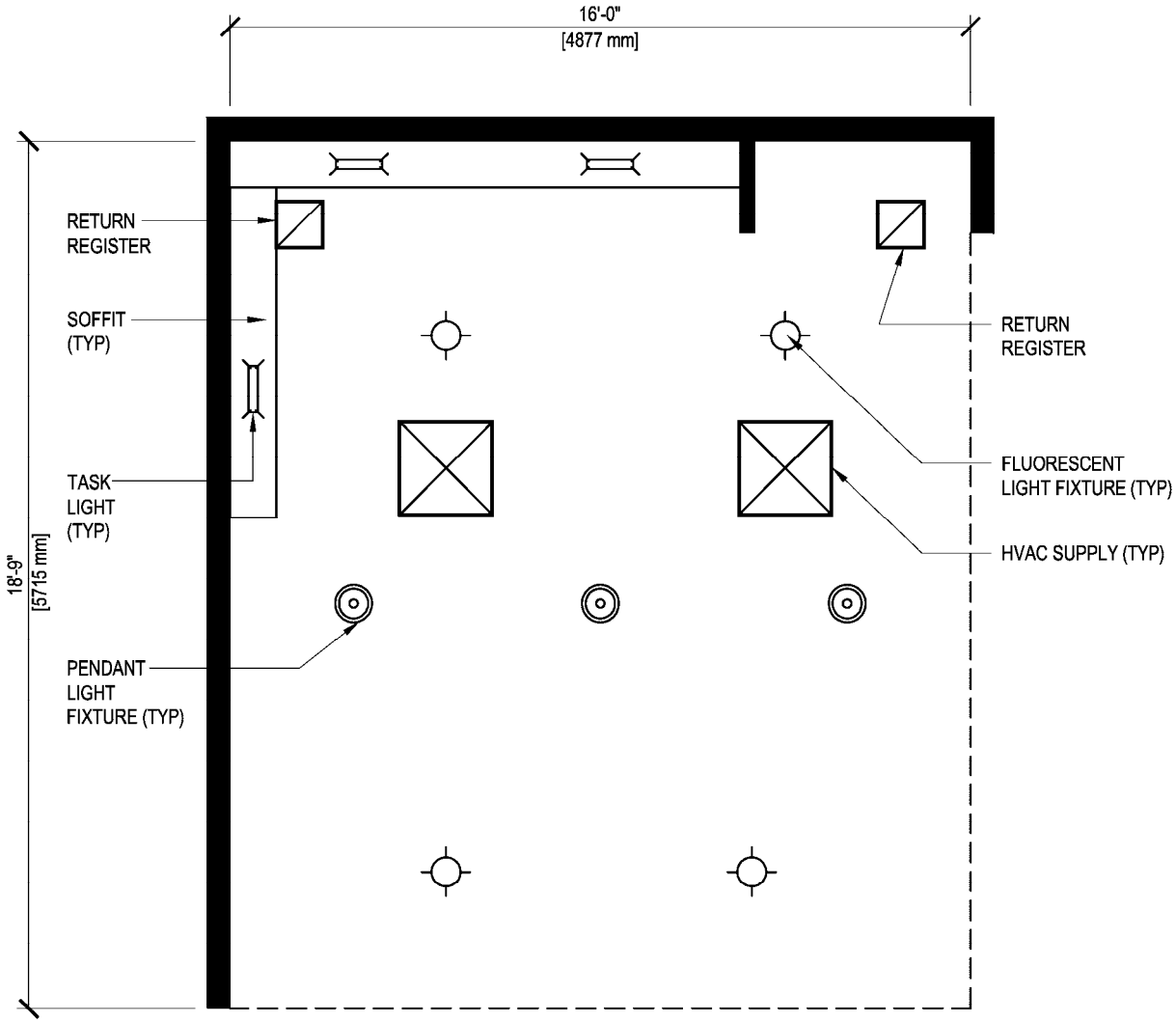
C1.0 Concierge Station (RECP3)
Floor Plan



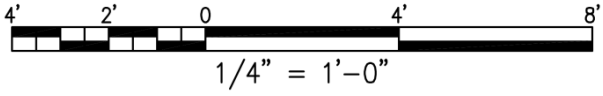
Concierge Station (RECP3): 300 NSF [27.9 m²]



C1.0 Concierge Station (RECP3)
Reflected Ceiling Plan



Concierge Station (RECP3): 300 NSF [27.9 m²]



C1.0 Concierge Station (RECP3)

Function:
The concierge station is the nerve center of the neighborhood, as well as the preface of the community to visitors. It functions as an information and security center for the neighborhood.

Space Requirement:
300 NSF [27.9 m²]

Architectural:

Floor Finish:	Carpet Tile/Solid Vinyl Floor Tile (Luxury Vinyl Tile)
Base:	Profile Rubber Base
Wall Finish:	Gypsum Wallboard with Vinyl Wall Covering or Low Sheen Paint on other walls
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Noise (STC Rating):	35
Slab Depression:	-
Special Construction:	-
Hardware:	4K (if door is required)
Doors:	None required
Windows:	Provide window if possible

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	20% Required
Air Changes per Hour (ACH):	
Total Air:	4 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Return; Balance - Negative
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	VAV

Electrical:

Lighting Levels:	
Three Level Fluorescent:	
High:	50fc
Med:	30fc
Low:	15fc
On Dimmer:	0fc-5fc
Emergency Power:	Yes
One Ceiling Light	Yes
1 Receptacle:	Yes
Nurse Call:	Yes

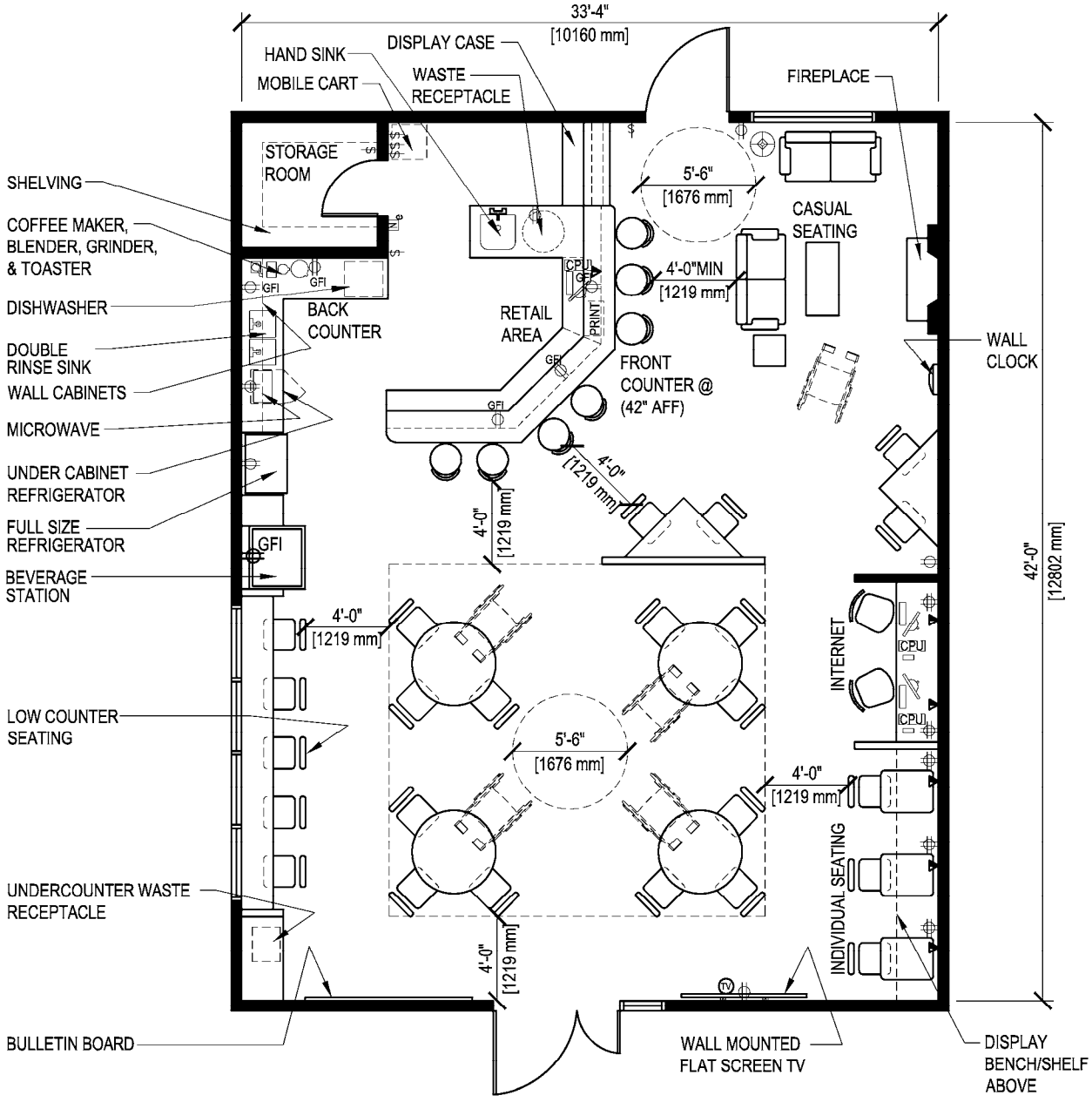
C1.0 Concierge Station (RECP3)

Equipment Table:

SYMBOL/JSN	QTY	AI	DESCRIPTION
CT030	AR	CC	COUNTER TOP, FRONT DESK, COMBINATION OF ACCESSIBLE, TRANSACTION AND STAND-UP HEIGHT, PLASTIC LAMINATE, WITH POWER DATA PORTS
F0115	AR	CC	CABINETS, WALL, WITH DOORS (LOCKABLE), AND OPEN SHELVING
CT030	AR	CC	CABINETS, BASE, HARDWOOD, LOCKABLE, WITH PLASTIC LAMINATE COUNTERTOP
E0063	AR	VV	CPU AND MONITOR FOR PC UNITS, WITH NETWORK CAPABILITIES FOR PRINTING, COPYING, SCANNING, AND FAXING
M1840	1	VV	PRINTER/COPY/SCANNER/FAX COMBO
F0210	2	VV	CHAIR, STRAIGHT, WITHOUT ARMS, APPROXIMATELY 30" W x 30" D (762 mm x 762 mm)
F0420	AR	VV	CABINET, FILING, UNDER COUNTER MILLWORK
A1010; A1016; A1014	AR	CC	TELECOMMUNICATIONS OUTLET AND TELEPHONE, DESK/WALL, LINES AS REQUIRED
N/A	AR	CC	LIGHT, FLUORESCENT, SURFACE MOUNTED, DIMMABLE, FOR GENERAL ILLUMINATION
N/A	AR	CC	LIGHT, PENDANT TYPE, SURFACE MOUNTED, 120 VOLTS, 60 W
N/A	AR	CC	LIGHT, TASK, UNDER CABINET
N/A	1	CC	NURSE CALL, STAFF STATION
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP
F3200	1	VV	CLOCK, WALL MOUNTED, BATTERY OPERATED
F2000	2	VV	BASKET, WASTEPAPER, ROUND, METAL, 18” H x 16” Ø (457 mm x 406 mm)

Table 4-C1.0
Concierge Station (RECP3)

C2.0 Bistro (FSCD1/BX000/SRE01)
Floor Plan

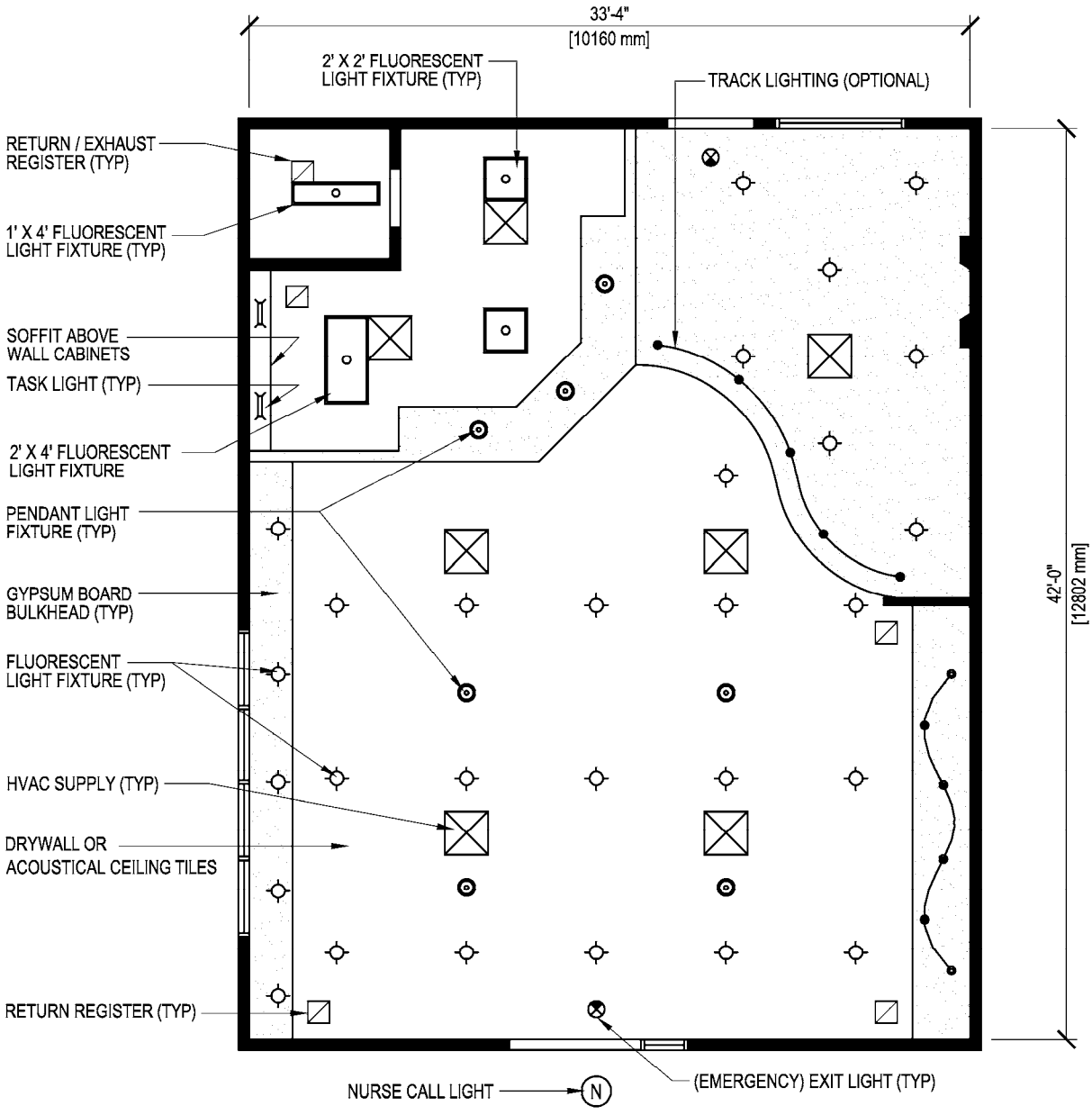


Bistro (FSCD1/BX000/SRE01): 1400 NSF [130.1 m²]

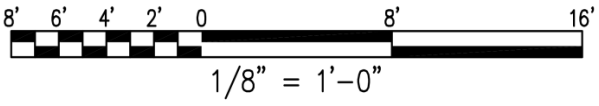
8' 6' 4' 2' 0 8' 16'

1/8" = 1'–0"

C2.0 Bistro (FSCD1/BX000/SRE01)
Reflected Ceiling Plan



Bistro (FSCD1/BX000/SRE01): 1400 NSF [130.1 m²]



C2.0 Bistro (FSCD1/BX000/SRE01)

Function:
The bistro is the community coffee shop or deli. The bistro combines seating area (FSCD1), retail area (BX000), and storage room (SRE01). It is a place where the community can serve food and beverages in an informal atmosphere to encourage family, friends, and residents to visit and interact.

Space Requirement:
1400 NSF [130.1 m²]

Architectural:

Floor Finish:	Combination of Carpet/Vinyl Tile for the retail and seating areas, and resilient tile flooring (Vinyl/Composition Tile) for the storage room
Base:	Profile Rubber Base and Resilient Base
Wall Finish:	Gypsum Wallboard with Vinyl Wall Covering or Low Sheen Paint on other walls
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	10’-0” (3048 mm)
Noise (STC Rating):	35
Slab Depression	-
Special Construction:	-
Hardware:	12H (Retail Area), 4K (Seating Area), 5D (Storage Room)
Doors:	wood or metal framed; Retail Area: 6'-0" (1829 mm) x 7'-0" (2134 mm), tempered glass door; Seating Area: 3'-8" (1118 mm) x 7'-0" (2134 mm), tempered glass door; Storage Area; 2'-4" (711 mm) x 7'-0" (2134 mm)
Windows:	Provide windows

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	20% (Minimum)
Air Changes per Hour (ACH):	
Total Air:	4 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Return; Balance - Negative
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	VAV

Electrical:

Lighting Levels:	
3 Level Fluorescent:	
High:	60fc
Med:	45fc
Low:	20fc
Wall-Washers:	Yes
On Dimmer:	0fc-5fc
Emergency Power:	
Select Ceiling Lights:	Yes
1 Receptacle:	Yes
Nurse Call:	Yes

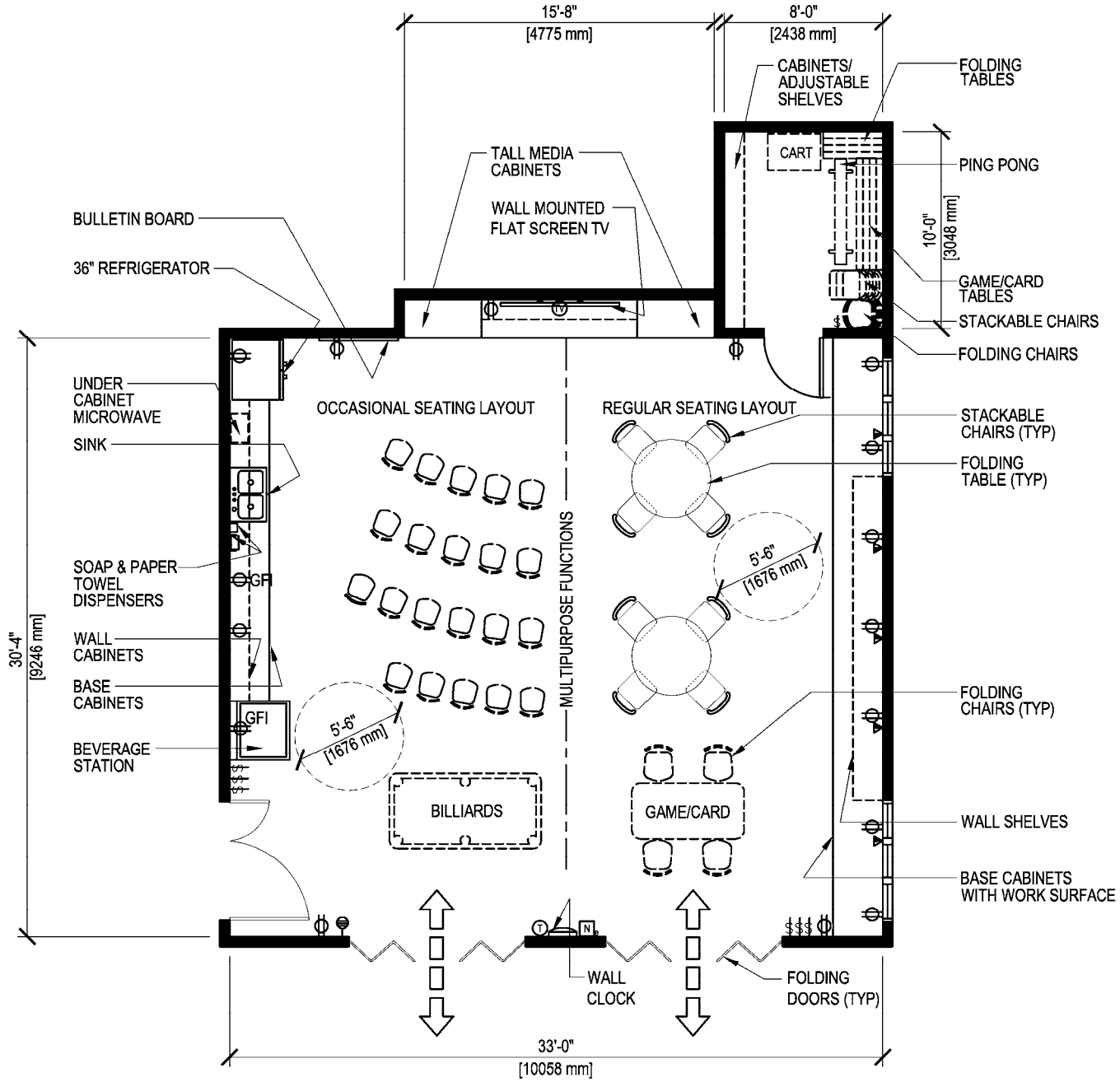
C2.0 Bistro (FSCD1/BX000/SRE01)

Equipment Table:

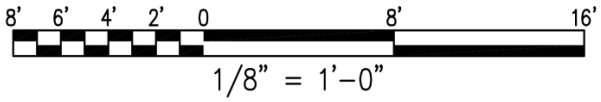
SYMBOL/JSN	QTY	AI	DESCRIPTION
CT030	AR	CC	COUNTER TOP, FRONT COUNTER, PLASTIC LAMINATE
F0115	AR	CC	CABINET, BASE, CONDIMENT, 3 DOOR, COMMERCIAL TYPE
	1	CC	REFRIGERATOR, UNDER CABINET, COMMERCIAL TYPE
R7000	1	VV	REFRIGERATOR-FREEZER, DOMESTIC, 120 VOLT, 20 AMP, APPROXIMATELY 36" W x 28" D x 66" H (914 mm x 711 mm x 1676 mm)
N/A	AR	CC	BEVERAGE STATION – WITH ICE, STRAWS, CUPS, NAPKINS, WATER, AND BEVERAGE DISPENSERS; SERVICE LINE ELEMENTS - BLENDERS, MICROWAVE, COFFEE GRINDERS, AND TOASTERS
F3010	1	VV	BULLETIN BOARD, 48" W x 48" H (1219 mm x 1219 mm)
N/A	1	CC	COUNTER, DISPLAY, 3' TRI-ZONE CASE, COMMERCIAL TYPE
CS230	1	CC	SINK, KITCHEN, DOUBLE-BOWL, RINSE, COMMERCIAL TYPE, STAINLESS STEEL, WITH STAINLESS STEEL DISH RACK & UTENSIL HOLDER
N/A	1	CC	SINK, KITCHEN, HANDWASH, COMMERCIAL TYPE, STAINLESS STEEL
M2055	AR	CC	SHELVING, WALL MOUNTED, STAINLESS STEEL FOR STORAGE ROOM
K2515	1	CC	DISHWASHER, UNDER COUNTER, COMMERCIAL TYPE
E0948	AR	VV	CART, GENERAL STORAGE, MOBILE, STAINLESS STEEL, WITH ADJUSTABLE WIRE SHELVES, 42” H x 32” W x 22" D (1067 mm x 813 mm x 559 mm)
N/A	AR	CC	RECEPTACLE, WASTE (TRASH), 23” W x 23" D x 48" H (584 mm x 584 mm x 1219 mm), COMMERCIAL TYPE
F0205	AR	VV	ARMCHAIR, HARDWOOD FRAME, UPHOLSTERED, 34" W x 34" D x 34" H (864 mm x 864 mm x 864 mm), FOR CASUAL SEATING
N/A	AR	VV	CHAIRS, BISTRO TYPE, 18" L x 13.5" W x 24" H (457 mm x 343 mm x 610 mm)
F0340	AR	VV	STOOL, COUNTER TYPE, SWIVEL, 22" L x 18" W x 37.5" H (559 mm x 457 mm x 953 mm)
N/A	AR	VV	TABLE, BISTRO TYPE, HARDWOOD FINISH, 32" Ø x 36" H (813 mm x 914 mm)
N/A	AR	VV	TABLE, BISTRO TYPE, HARDWOOD FINISH, 24" L x 24" W x 36" H (610 mm x 610 mm x 914 mm)
F0725	AR	VV	TABLE, SIDE, HARDWOOD FINISH, 24" L x 24" W x 30" H (610 mm x 610 mm x 762 mm)
N/A	AR	CC	BENCH/SHELF, WALL MOUNTED, FOR ART/CRAFTS DISPLAYS
M0500	AR	VV	TELEVISION, LCD/FLAT SCREEN, WALL/CEILING MOUNTED, WITH ALL ACCESSORIES
E0063	AR	VV	CPU AND MONITOR FOR PC UNITS
M1840	1	VV	LASER PRINTER/COPIER/SCANNER/FAX COMBO
N/A	AR	CC	LIGHT, 2’ x 2’, 2’ x 4’, 1’ x 4’ & DIMMABLE FLUORESCENT, FOR GEN.
N/A	AR	CC	LIGHT, TRACK, SURFACE MOUNTED (OPTIONAL), FOR DISPLAYS
N/A	AR	CC	LIGHT, PENDANT TYPE, SURFACE MOUNTED, 120 VOLTS, 60 W
N/A	AR	CC	LIGHT, EMERGENCY EXIT
N/A	1	CC	NURSE CALL, WITH CORRIDOR SIGNAL LIGHT
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLTS, 20 AMP, WITH GROUND FAULT INTERRUPTER
F3200	1	VV	CLOCK, WALL MOUNTED, BATTERY OPERATED

Table 4-C2.0
Bistro (FSCD1/BX000/SRE01)

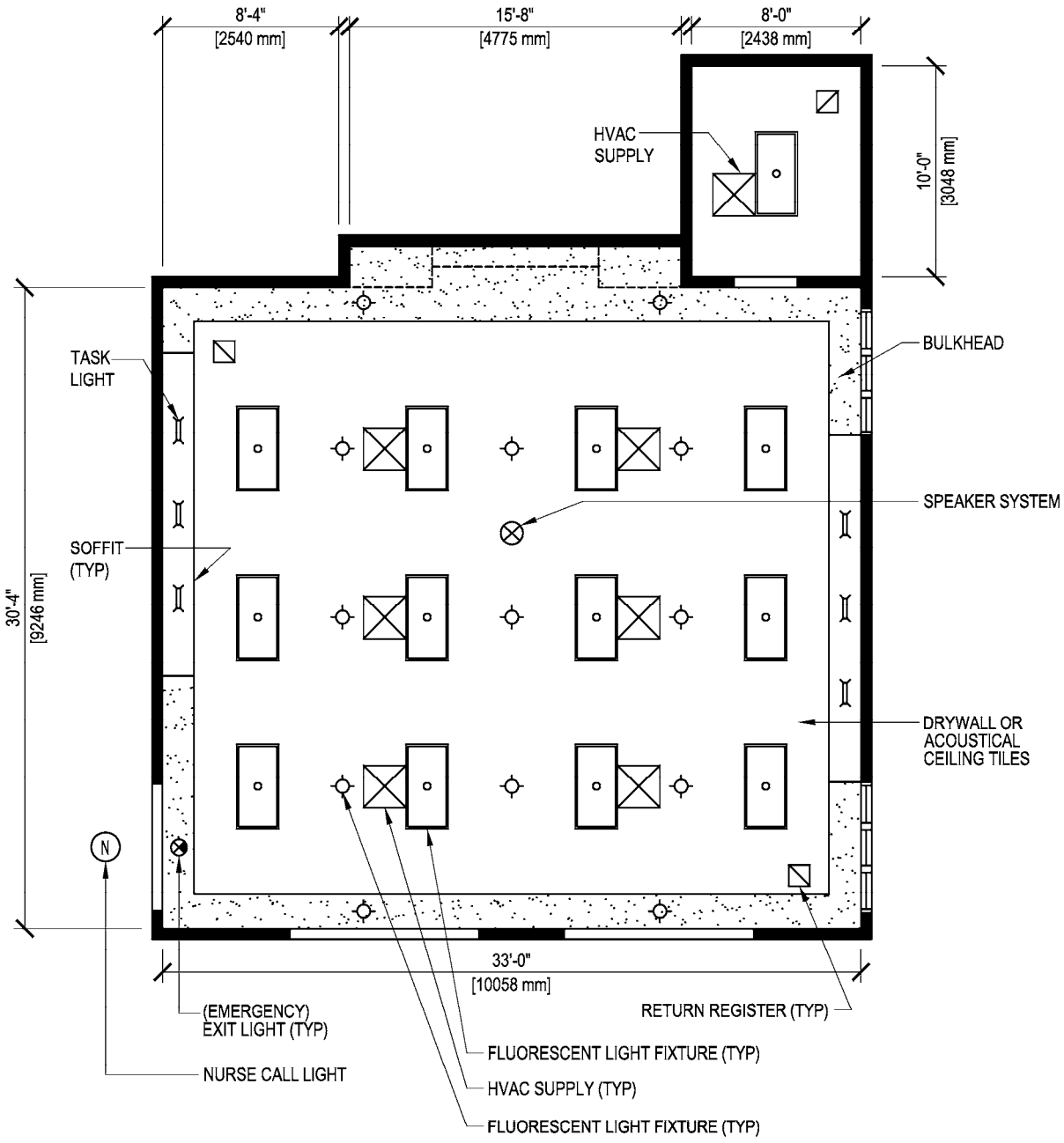
C3.0 Multipurpose Room (DAYR1); and Multipurpose Storage (OFD01)
Floor Plan



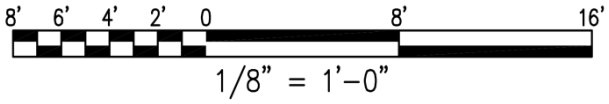
Multipurpose Room (DAYR1): 1000 NSF [93.0 m²]
Multipurpose Storage (OFD01): 80 NSF [7.4 m²]



C3.0 Multipurpose Room (DAYR1); and Multipurpose Storage (OFD01)
Reflected Ceiling Plan



Multipurpose Room (DAYR1): 1000 NSF [93.0 m²]
Multipurpose Storage (OFD01): 80 NSF [7.4 m²]



C3.0a Multipurpose Room (DAYR1)

Function:

The multipurpose room in the community center is designed to accommodate regular large groups of residents for social events such as, wet and dry craft activities, bingo, card and board games, fitness activities, viewing sporting events, or special entertainment programs. This room may also be used as a training room or as a chapel, if one is not provided elsewhere in the neighborhood.

Space Requirement:

1000 NSF [93.0 m²]

Architectural:

Floor Finish:	Carpet Tile/Solid Vinyl Floor Tile (Luxury Vinyl Tile)
Base:	Profile Rubber Base
Wall Finish:	Gypsum Wallboard with Vinyl Wall Covering or Low Sheen Paint on other walls
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	10'-0" (3048 mm) Minimum
Noise (STC Rating):	45
Slab Depression:	-
Special Construction:	Media Wall
Hardware:	12H
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm), with 2-0" (610 mm) x 7'-0" (2134 mm) leaf, wood framed glass
Windows:	Desirable

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	20% RH (Minimum)
Air Changes per Hour (ACH):	
Total Air:	4 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Return; Balance - Neutral
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	VAV

Note:

1. *Folding Partitions: Where the room is equipped with folding partitions, provide individual room temperature control for either side of the partition.*

Electrical:

Lighting Levels:	
Three Level Illuminations:	
High:	50fc
Med:	30fc
Low:	15fc
Emergency Power:	Yes
One Ceiling Light:	(for each space, on either side of folding partition)
Night Lights	Yes
1 Receptacle:	Yes
Nurse Call:	Yes

C3.0a Multipurpose Room (DAYR1)

Equipment Table:

SYMBOL/JSN	QTY	AI	DESCRIPTION
R7000	1	VV	REFRIGERATOR-FREEZER, DOMESTIC, WITH ICE MAKER & WATER DISPENSER ON DOOR, 120 VOLT, 20 AMP, APPROXIMATELY 36" W x 28" D x 66" H (914 mm x 711 mm x 1676 mm)
N/A	AR	VV	CHAIRS, STACKABLE TYPE, FOR GENERAL SEATING
N/A	AR	VV	CHAIRS, FOLDABLE TYPE, FOR OCCASIONAL SEATING
F3010	1	VV	BULLETIN BOARD, 48" W x 48" H (1219 mm x 1219 mm)
N/A	AR	VV	TABLE, SHUFFLEBOARD/GAME/CARDS, FOLDING, 34" W x 68" L x 36" H (864 mm x 1727 mm x 914 mm)
N/A	AR	VV	TABLE, FOLDING, 36" Ø (914 mm)
N/A	1	VV	TABLE, BILLIARDS, HARDWOOD, 44” W x 88” D (1118 mm x 2235 mm)
F3200	1	VV	CLOCK, WALL MOUNTED, BATTERY OPERATED
N/A	AR	CC	LIGHT, 2’ x 4’ FLUORESCENT, FOR GENERAL ILLUMINATION
N/A	AR	CC	LIGHT, FLUORESCENT, SURFACE MOUNTED, DIMMABLE
N/A	AR	CC	LIGHT, TASK, UNDER CABINETS
N/A	AR	CC	LIGHT, EMERGENCY EXIT
M0500	AR	VV	TELEVISION, LCD/FLAT SCREEN, WALL/CEILING MOUNTED, WITH ALL ACCESSORIES
N/A	AR	CC	CEILING SPEAKERS, WITH CHANNEL SELECTOR, AND VOLUME
N/A	AR	CC	FIRE ALARM STATION, AUDIO & VISUAL DEVICE, WALL MOUNTED
N/A	AR	CC	NURSE CALL, PANEL, WITH CORRIDOR SIGNAL LIGHT
N/A	AR	CC	BEVERAGE STATION – WITH ICE, STRAWS, CUPS, NAPKINS, WATER, AND BEVERAGE DISPENSERS; SERVICE LINE ELEMENTS – AS REQUIRED
C05P0; C04J0	AR	CC	CABINET, KITCHEN, BASE, WITH WORKTOP AND DOUBLE SINK, DOMESTIC; AND CABINET, KITCHEN, WALL MOUNTED, DOMESTIC
K4665	1	VC	MICROWAVE OVEN, 120 VOLTS, 20 AMP, UNDER CABINET
A5075	1	VV	DISPENSER, SOAP, LIQUID, WALL MOUNTED
A5080	1	CC	DISPENSER, PAPER TOWEL, STAINLESS STEEL, SURFACE MOUNTED
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP, WITH GROUND FAULT INTERRUPTER
N/A	AR	CC	CABINET, MEDIA STORAGE, 26.25" W x 47.75" H x 9.5" D (667 mm x 1213 mm x 241 mm)
M2070	AR	CC	SHELVES, OVERHEAD, FIXED, WALL MOUNTED, 77” H x 36” W x18” D (1956 mm x 914 mm x 457 mm)
A1010; A1016; A1014	AR	CC	TELECOMMUNICATIONS OUTLET AND TELEPHONE, DESK/WALL, LINES AS REQUIRED

Table 4-C3.0a
Multipurpose Room (DAYR1)

C3.0b Multipurpose Storage (OFD01)

Function:
The multipurpose storage room is located within the multipurpose room in the community center, and is designed to store tables, chairs, games, portable fitness equipment, or support equipment (wheelchairs).

Space Requirement:
80 NSF [7.4 m²]

Architectural:

Floor Finish:	Solid Vinyl Floor Tile
Base:	Rubber Base
Wall Finish:	Gypsum Wallboard/Paint
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	8'-0" (2438 mm)
Noise (STC Rating):	30
Slab Depression:	-
Special Construction:	-
Hardware:	4F
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm), wood or metal, optional glass view panel
Windows:	None required

HVAC:

Indoor Design Temperature:	
Cooling Mode:	Not Required
Heating Mode:	50° F (10° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	Not Required
Humidification Mode:	Not Required
Air Changes per Hour (ACH):	
Total Air:	Not Required
Outdoor Air:	Not Required
Room Air:	Not Required
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	Not Required

Notes:

1. *General: The data is also applicable to General Storage and Maintenance Storage Rooms.*
2. *Terminal Heater: Provide a thermostatically-controlled, terminal heater for a storage room subject to heat loss and possibility of pipe or sprinkler freeze-up.*

Electrical:

Lighting Levels:	
General Illumination:	20fc
Emergency Power:	-

C3.0b Multipurpose Storage (OFD01)

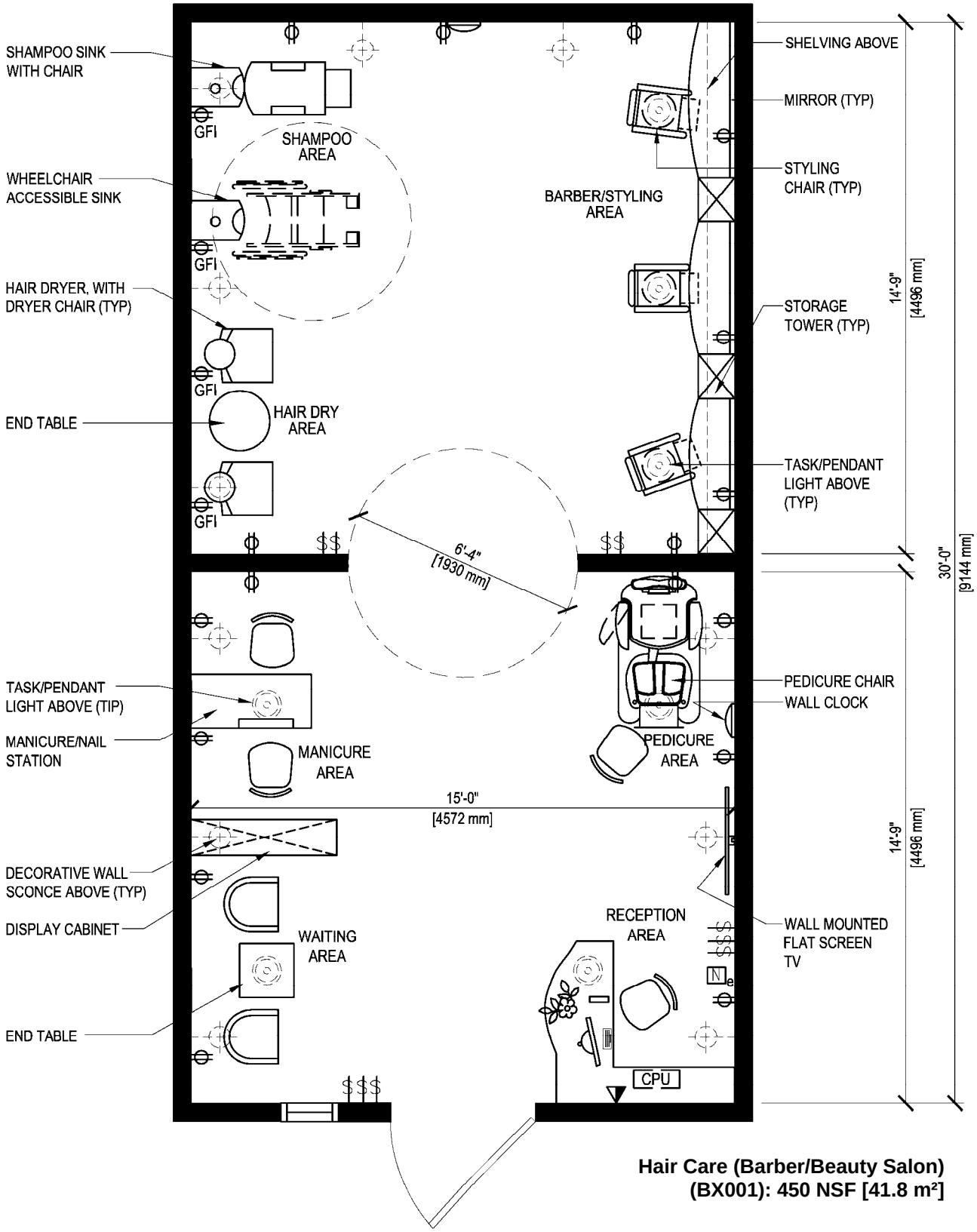
Equipment Table:

SYMBOL/JSN	QTY	AI	DESCRIPTION
E0903	AR	CC	CABINETS/SHELVING, WALL MOUNTED
N/A	AR	VV	CHAIRS, STACKABLE TYPE, FOR GENERAL SEATING
N/A	AR	VV	CHAIRS, FOLDABLE TYPE, FOR OCCASIONAL SEATING
N/A	AR	VV	TABLE, PING PONG, PORTABLE
N/A	AR	VV	TABLE, SHUFFLEBOARD/GAME/CARDS, FOLDING, 34" W x 68" L x 36" H (864 mm x 1727 mm x 914 mm)
N/A	AR	VV	TABLE, FOLDING, 36" Ø (914 mm)
E0948	AR	VV	CART, GENERAL STORAGE, MOBILE, STAINLESS STEEL, WITH ADJUSTABLE WIRE SHELVES, 42” H x 32” W x 22" D (1067 mm x 813 mm x 559 mm)
N/A	AR	CC	LIGHT, 2’ x 4’ FLUORESCENT, FOR GENERAL ILLUMINATION
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLT, 20 AMP

Table 4-C3.0b
Multipurpose Storage (OFD01)

C4.0 Hair Care (Barber/Beauty Salon) (BX001)

Floor Plan



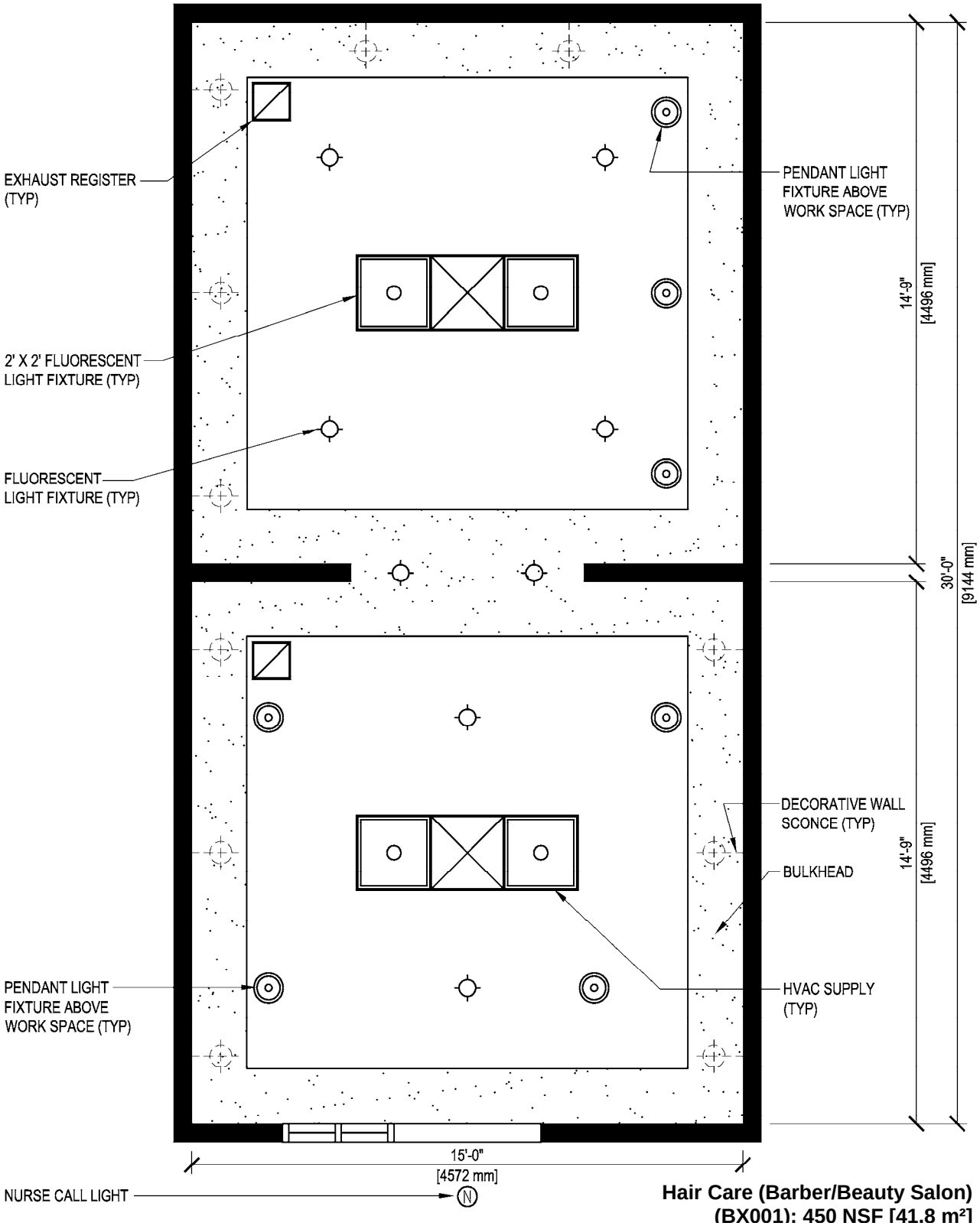
Hair Care (Barber/Beauty Salon) (BX001): 450 NSF [41.8 m²]

4' 2' 0 4' 8'

1/4" = 1'-0"

C4.0 Hair Care (Barber/Beauty Salon) (BX001)

Reflected Ceiling Plan



Hair Care (Barber/Beauty Salon) (BX001): 450 NSF [41.8 m²]

4' 2' 0 4' 8'

1/4" = 1'-0"

C4.0 Hair Care (Barber/Beauty Salon) (BX001)

Function:
The hair care provides barber, hair styling, manicure, and pedicure care. The hair care also supports social interaction and is part of the overall care plan provided in the community.

Space Requirement:
450 NSF [41.8 m²]

Architectural:

Floor Finish:	Solid Vinyl Floor Tile (Luxury Vinyl Tile)
Base:	Profile Rubber Base
Wall Finish:	Gypsum Wallboard with vinyl wall covering or low sheen paint
Ceiling:	Gypsum Wallboard/Paint
Ceiling Height:	9'-0" (2743 mm)
Noise (STC Rating):	35
Slab Depression:	None
Special Construction:	-
Hardware:	4E
Doors:	4'-0" (1219 mm) x 7'-0" (2134 mm), wood framed glass
Windows:	Provide window(s) if possible

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	20% RH (Minimum)
Air Changes per Hour (ACH):	
Total Air:	4 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Return; Balance - Negative
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	VAV

Note:

1. *Ducted Exhaust: Besides picking room return air, provide ducted exhaust per ASHRAE Standard 62.1.*

Electrical:

Lighting Levels:	
Three Level Fluorescent:	
High:	50fc
Med:	30fc
Low:	15fc
Wall-Washers:	Yes
On Dimmer:	0fc-5fc
Emergency Power:	
One Ceiling Light	Yes
1 Receptacle:	Yes
Nurse Call:	Yes

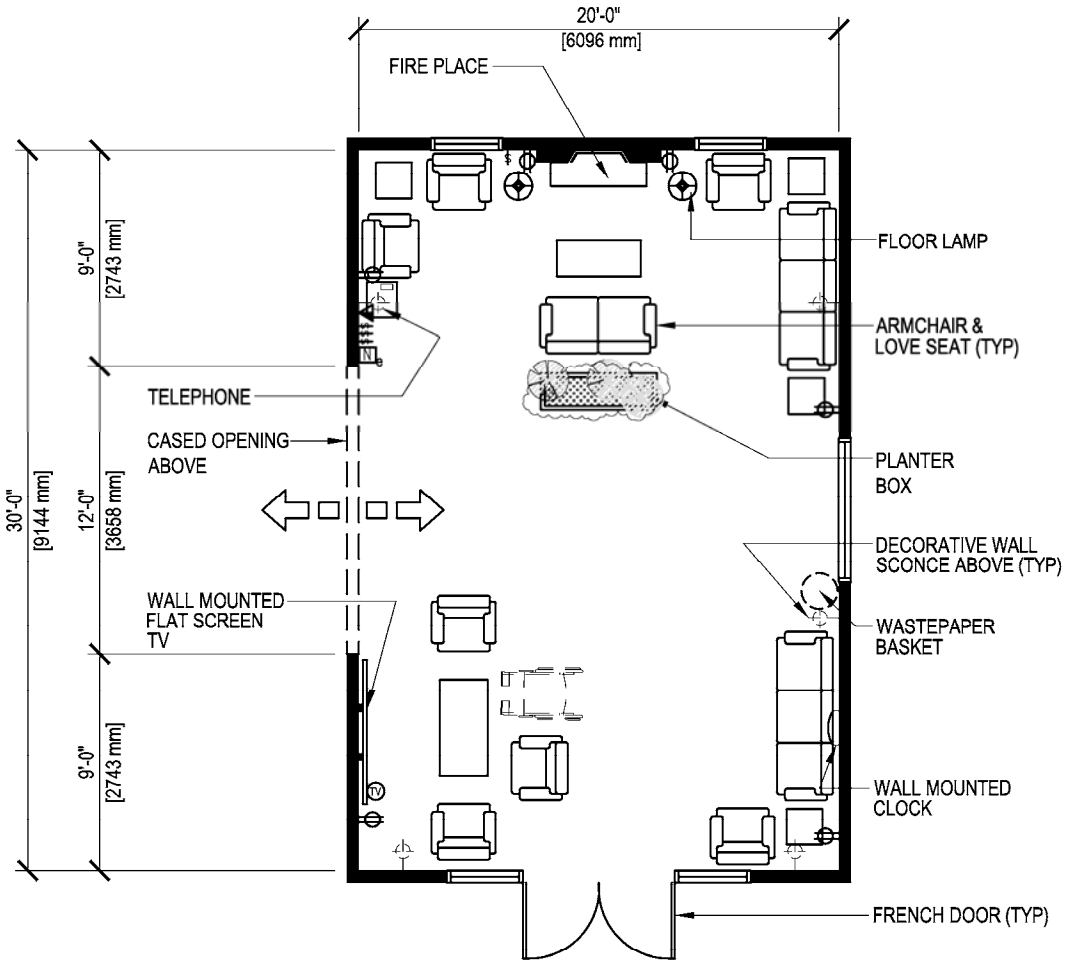
C4.0 Hair Care (Barber/Beauty Salon) (BX001)

Equipment Table:

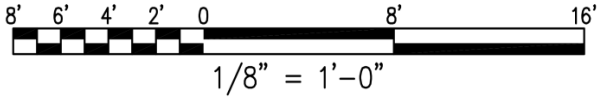
SYMBOL/JSN	QTY	AI	DESCRIPTION
N/A	3	CC	STATION, STYLING/BARBER, WITH DRAWER AND STORAGE NOOK, APPROXIMATELY 17" W x 17" D x 37" H (432 mm x 432 mm x 940 mm), EACH
N/A	1	CC	SINK, SHAMPOO, MARBLE, PEDESTAL TYPE, STANDARD HEIGHT, WITH SHAMPOO CHAIR, FIXTURES, HOSE, STRAINING BASKET, & HANGING BRACKET
N/A	1	CC	SINK, SHAMPOO, MARBLE, PEDESTAL TYPE, AND ACCESSIBLE HEIGHT, WITH FIXTURES, HOSE, STRAINING BASKET, AND HANGING BRACKET
N/A	2	VC	DRYER, HAIR, WITH DRYER CHAIR SET, UPHOLSTERED
N/A	2	VC	STYLING CHAIR UPHOLSTERED, WITH HYDRAULIC BASE, AND CHROME TUBULAR FOOTREST
N/A	1	VC	BARBER CHAIR, UPHOLSTERED, WITH STANDARD BASE, FOOTREST, AND BUILT- IN HEADREST
N/A	AR	VV	CHAIR, WAITING, UPHOLSTERED, APPROXIMATELY 22" W 22" D x 18" H (559 mm x 559 mm x 457 mm)
N/A	AR	VV	TABLE, END, HARDWOOD FINISH, 18" L x 18" W x 24" H (457 mm x 457 mm x 610 mm)
N/A	1	VV	SPA, PEDICURE STANDARD, COMPLETE, WITH FOOTREST AND PEDICURIST STOOL
N/A	1	VV	TABLE, MANICURE, HARDWOOD FINISH, WITH LOCKABLE STORAGE CABINET AND TRAYS, LAMP, ARMREST AND OUTSIDE POCKETS, APPROXIMATELY 6" L x 48" W x 30" H (152 mm x 1219 mm x 762 mm)
N/A	2	VV	STOOL/CHAIR, MANICURE, HEIGHT ADJUSTABLE, GLIDING, WITH PADDED BACKREST
N/A	3/AR	VC	MIRROR, SALON, TILTING TYPE, FRAMED, WITH INTEGRAL DIFFUSERS
N/A	1	CC	NURSE CALL, PANEL, WITH CORRIDOR SIGNAL LIGHT
A1015	1	CC	DESK, RECEPTION, PLASTIC LAMINATE WORKSPACE WITH DRAWER AND OPEN SHELF, APPROXIMATELY 48" W x 24" D x 42" H (1219 mm x 610 mm x 1067 mm)
F0115	AR	VC	SHELVES, RETAIL DISPLAY, MODULAR, FLOOR TO CEILING, WITH TEMPERED GLASS SHELVES, WALL MOUNTED
M05000	AR	VV	TELEVISION, LCD/FLAT SCREEN, WALL/CEILING MOUNTED, WITH ALL ACCESSORIES
A1010; A1016; A1014	AR	CC	TELECOMMUNICATIONS OUTLET AND TELEPHONE, DESK/WALL, LINES AS REQUIRED
E0063	AR	VC	CPU AND MONITOR FOR PC UNIT, WITH WIRELESS INTERNET ACCESS, AND NETWORK CAPABILITIES
N/A	AR	CC	LIGHT, 2' x 2' FLUORESCENT, FOR GENERAL ILLUMINATION
N/A	AR	CC	LIGHT, FLUORESCENT, SURFACE MOUNTED, DIMMABLE
N/A	AR	CC	LIGHT, WALL SCONCES, DECORATIVE TYPE, 100 W, 120 VOLTS
N/A	AR	CC	LIGHT, PENDANT TYPE, SURFACE MOUNTED, 120 VOLTS, 60 W
F3200	AR	VV	CLOCK, WALL MOUNTED, BATTERY OPERATED
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLTS, 20 AMP, WITH GROUND FAULT INTERRUPTER
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLTS, 20 AMP

Table 4-C4.0
Hair Care (Barber/Beauty Salon) (BX001)

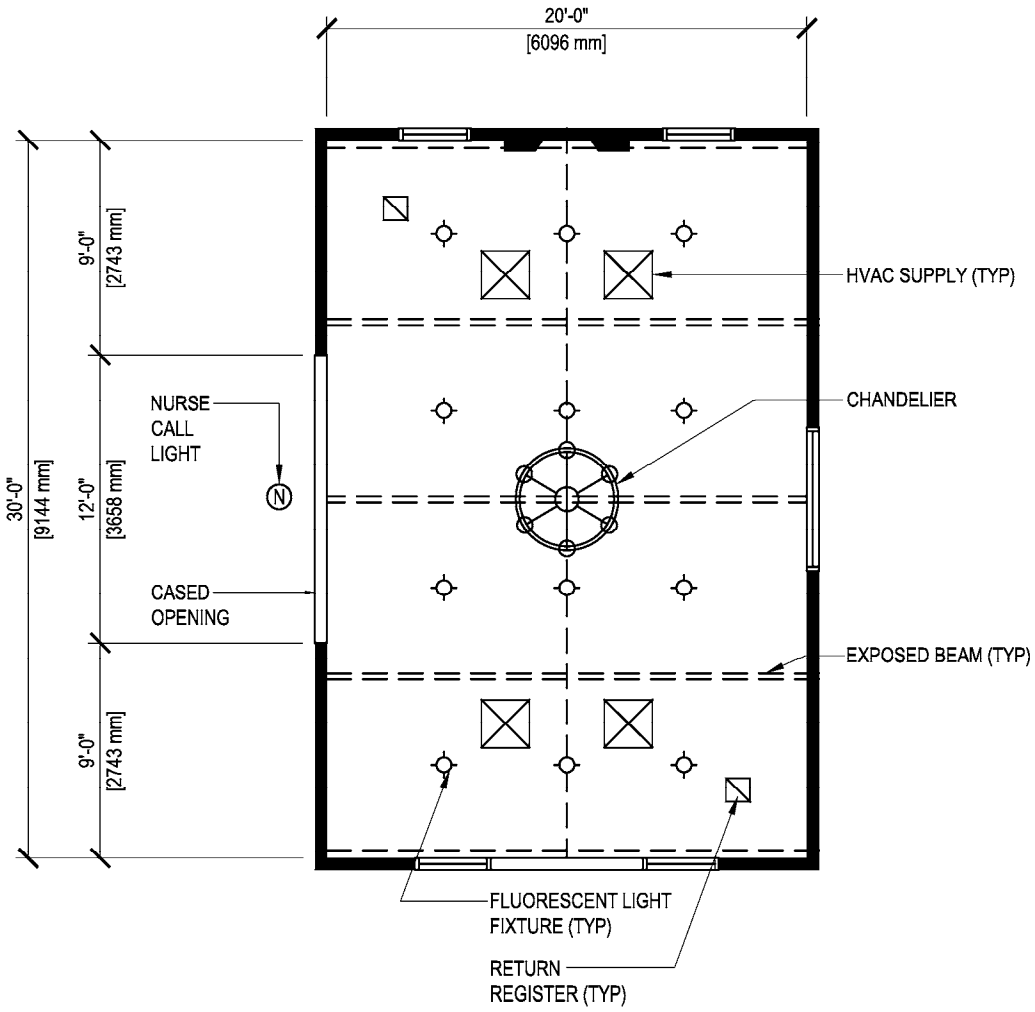
C5.0 Great Room (DAYR2)
Floor Plan



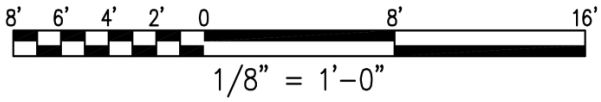
Great Room (DAYR2): 600 NSF [55.7 m²]



C5.0 Great Room (DAYR2)
Reflected Ceiling Plan



Great Room (DAYR2): 600 NSF [55.7 m²]



C5.0 Great Room (DAYR2)

Function:

This space is one of the common activity spaces, intended for social interaction in the community center. The great room should be designed as an open floor plan, closely linked to other common spaces and outdoor living spaces, allowing for both intimate gatherings and large community events for the residents.

Space Requirements:

600 NSF [55.7 m²]

Architectural:

Floor Finish:	Carpet Tile/ Solid Vinyl Floor Tile (Luxury Vinyl Tile)
Base:	Profile Rubber Base
Wall Finish:	Gypsum wallboard with vinyl wall covering or low sheen paint
Ceiling:	Gypsum Wallboard/Paint/Cathedral Ceiling
Ceiling Height:	9'-0" (2743 mm)
Noise (STC Rating):	35
Slab Depression:	None
Special Construction:	-
Hardware:	R7 (If doors are provided)
Doors:	None Required
Windows:	Provide window(s) if possible

HVAC:

Indoor Design Temperature:	
Cooling Mode:	75° F (24° C)
Heating Mode:	70° F (21° C)
Indoor Design Relative Humidity:	
Dehumidification Mode:	60% RH (Maximum)
Humidification Mode:	20% RH (Minimum)
Air Changes per Hour (ACH):	
Total Air:	6 (Minimum)
Outdoor Air:	2 (Minimum)
Room Air:	Return; Balance - Neutral
Noise Criteria:	NC 40 (Maximum)
Individual Room Control:	
Temperature:	Yes
Flow:	VAV

Note:

1. *Energy Conservation Initiative - Provide a carbon-dioxide (CO2) and/or occupancy sensor to conserve energy during light occupancy. The control sequence shall be project-specific.*

Electrical:

Lighting Levels:	
Three Level Fluorescent:	
High:	60fc
Med:	45fc
Low:	20fc
Wall-Washers on Dimmer:	0fc-5fc
Emergency Power:	
One Ceiling Light	Yes
Nurse Call	Yes

C5.0 Great Room (DAYR2)

Equipment Table:

SYMBOL/JSN	QTY	AI	DESCRIPTION
F0205	AR	VV	ARMCHAIR, HARDWOOD FRAME, UPHOLSTERED, 34" W x 34" D x 34" H (864 mm x 864 mm x 864 mm), FOR CASUAL SEATING/VIEWING
F0375	AR	VV	SOFA/LOVE SEAT, STANDARD, 2 OR 3 SEATS, UPHOLSTERED, 24" (610 mm) ARM HEIGHT, 20" (508 mm) SEAT HEIGHT
F0210	AR	VV	ARMCHAIR, UPHOLSTERED, APPROXIMATELY 30" W x 30" D (762 mm x 762 mm), FOR READING
F0725	AR	VV	TABLE, SIDE/END, HARDWOOD FINISH, 24" L x 24" W x 24" H (610 mm x 610 mm x 610 mm)
N/A	AR	VV	TABLE, COFFEE, HARDWOOD FINISH, 48" L x 24" W x 24" H (1219 mm x 610 mm x 610 mm)
N/A	AR	VV	TABLE, TELEPHONE, HARDWOOD FINISH, 25” H x 19” W x 15” D (635 mm x 483 mm x 381 mm)
A1010; A1016; A1014	AR	CC	TELECOMMUNICATIONS OUTLET AND TELEPHONE, DESK/WALL, LINES AS REQUIRED
M0500	AR	VV	TELEVISION, LCD/FLAT SCREEN, WALL/CEILING MOUNTED, WITH ALL ACCESSORIES
N/A	AR	CC	LIGHT, PENDANT TYPE, SURFACE MOUNTED, 120 VOLTS, 60 W
N/A	AR	CC	LIGHT, FLUORESCENT, SURFACE MOUNTED, DIMMABLE
N/A	AR	CC	LIGHT, WALL SCONCES, DECORATIVE TYPE, 100 W, 120 VOLTS
F2420	AR	VV	LAMP, OCCASIONAL, DESK, WITH SHADE
F0740	AR	VC	LAMP, OCCASIONAL, FLOOR (HARDWIRED)
N/A	AR	CC	LIGHT, EMERGENCY EXIT
N/A	1	CC	NURSE CALL, PANEL, WITH CORRIDOR SIGNAL LIGHT
F3200	AR	VV	CLOCK, WALL MOUNTED, BATTERY OPERATED
N/A	AR	CC	RECEPTACLE, ELECTRICAL, DUPLEX, 120 VOLTS, 20 AMP
F2000	1	VV	BASKET, WASTEPAPER, ROUND, METAL, 18” H x 16” Ø (457 mm x 406 mm)
F0110	2	VV	BOOKCASE, 5 SHELF, HARDWOOD FINISH, APPROXIMATELY 60” H x 36” W x 18” D (1524 mm x 914 mm x 457 mm), WITH ADJUSTABLE SHELVES AND NON-MARKING FLOOR GLIDES

Table 4-C5.0
Great Room (DAYR2)

Department of Veterans Affairs

Office of Construction & Facilities Management

5.0 Appendix

COMMUNITY LIVING CENTERS

5.0 APPENDIX

5.1 Study Site Facility

This section provides examples of facilities studied during the development of the Community Living Centers Design Guide. The purpose of these site summaries is to provide an at-a-glance tool when planning a Community Living Center. The objective is to aid future planners, designers, and administrators of VA Community Living Center facilities in providing top quality healthcare environments that are well designed and constructed to provide state of the art services to VA clients.

Study Site Summary Table (See Table 5-1) provides a summary of the study site information and includes:

- Total beds
- Total square footage of the facility
- Number of beds per home
- Approximate facility acreage
- Number of beds per acre

The floor plans are color coded according to important spatial relationships as well as facility functions. A checklist is provided at the end of each study site subsection and includes a listing of information provided by each facility, for planning purposes.

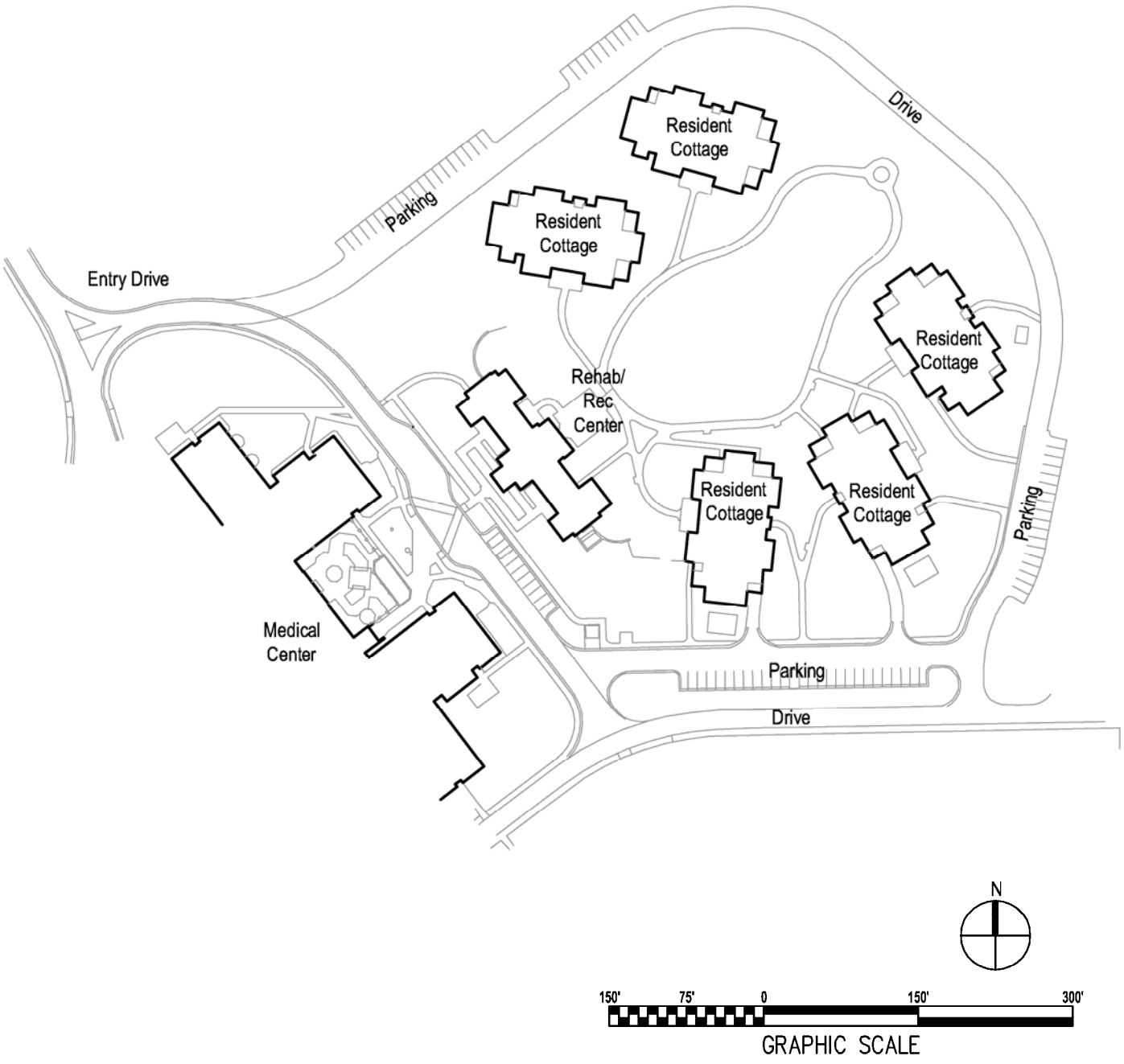
	Name/Location of Facility	Total Beds	Total SF	Beds/ Home	Acres	Beds/ Acre	Architect
1	**The Cottages of Tuscaloosa VA Medical Center, Tuscaloosa, Alabama**	132	135,000	11	3.1	42.5	Sherlock, Smith & Adams, Inc. (SSA Inc.)
2	**Arizona State Veterans Home, Tucson, Arizona**	120	137,412	30	7	17	Orcut/Winslow
3	**The Leonard Florence Center for Living, Chelsea, Massachusetts**	100	94,400	10	1.9	52	DiMella Shafer
4	**Hebrew Senior Life NewBridge on the Charles, Dedham, Massachusetts**	268	246,500	Varies per housing option	162 (All Sites)	2	Perkins Eastman
5	**Texas State Nursing Home, Tyler, Texas**	100	90,607	10	20	5	Orcut/Winslow
6	**Childers Place, Amarillo, Texas**	60	105,000	20	6	10	Perkins Eastman
7	**VA Medical Center Long Beach Community Living Center, Long Beach, CA**	120	168,368	12	15 (All Sites)	8	HOK

Table 5-1 Study Site Summary

1. The Cottages of Tuscaloosa VA Medical Center – Site Plan

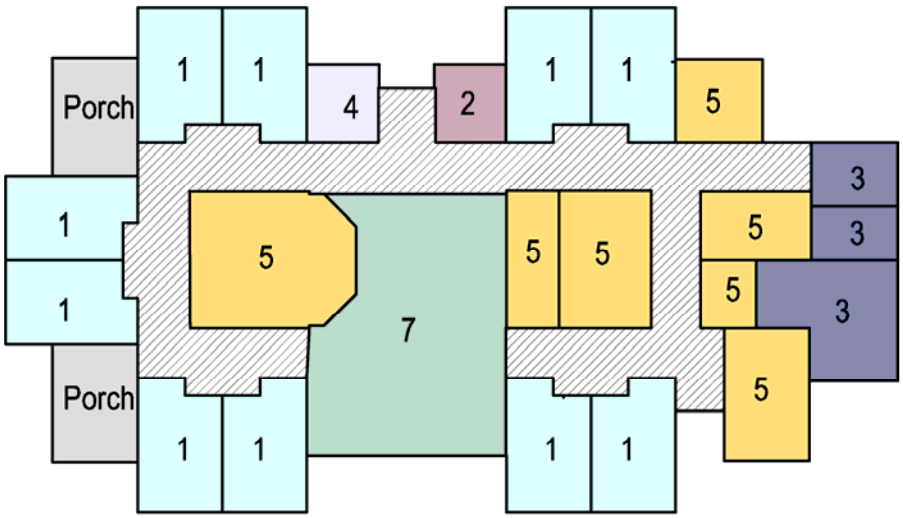
Tuscaloosa, AL

Site Data:
Acreage Approximately: 3.1 acres
Stories: 1-Story (Residential Cottages); and 2-Stories (Rehabilitation/Recreation Center)
Geographic Location: Tuscaloosa, AL
No. of Beds: 132
Date of Completion: N/A
Square Footage Approximately: 135,000 SF



1. The Cottages of Tuscaloosa VA Medical Center – Residential Cottage Typical Floor Plan

Tuscaloosa, AL



LEGEND

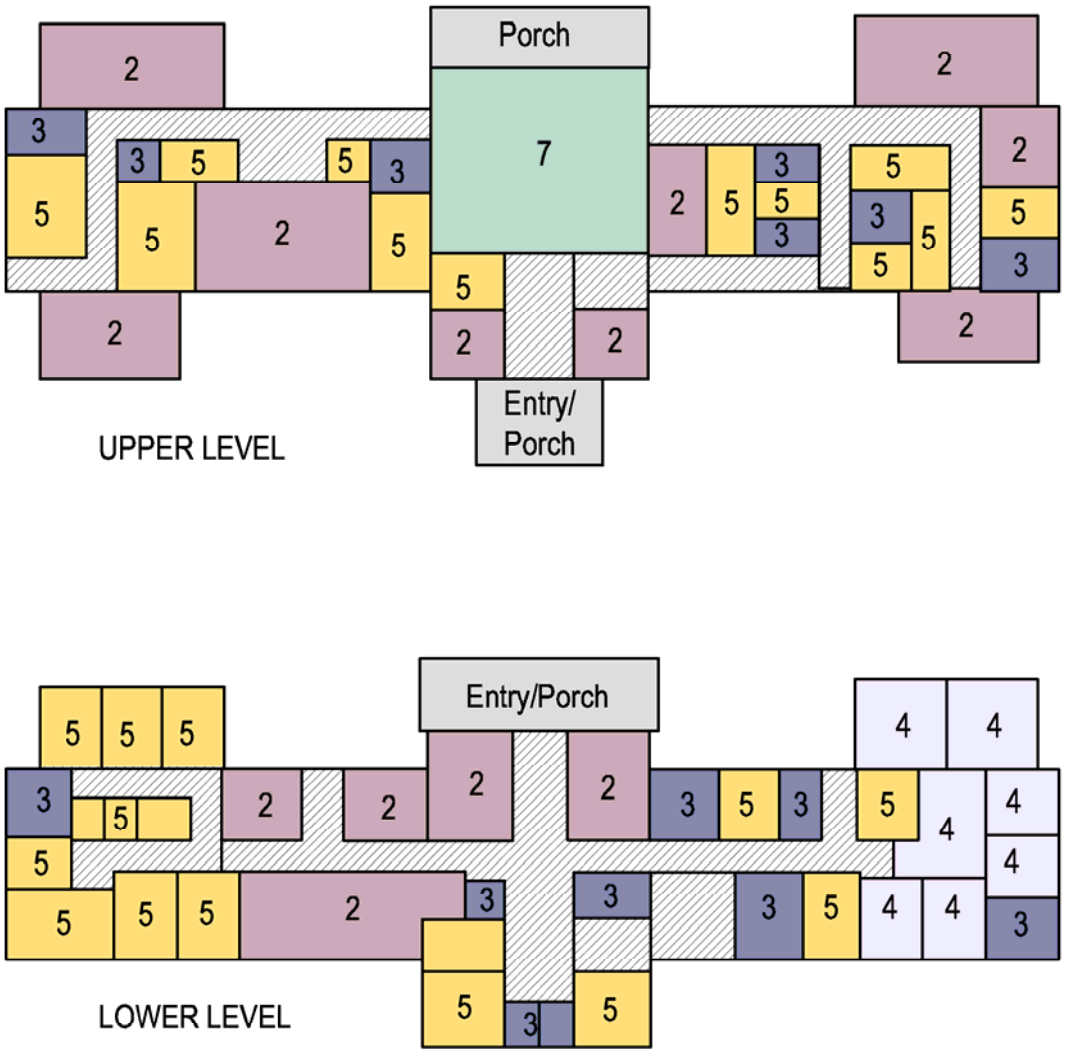
PORCH/PATIO/TERRACE	2 SOCIAL INTERACTION	5 SUPPORT
CIRCULATION	3 SERVICES	6 OUTDOOR AREAS
1 RESIDENT AREAS	4 ADMINISTRATION	7 COMMON AREAS

32' 24' 16' 8' 0 32' 64'

GRAPHIC SCALE

1. The Cottages of Tuscaloosa VA Medical Center – Rehabilitation/Recreation Center Floor Plans

Tuscaloosa, AL



1. The Cottages of Tuscaloosa VA Medical Center – Data Sheet

FACILITY NAME: The Cottages of Tuscaloosa VA Medical Center	
Geographic Location:	Tuscaloosa, Alabama
Number of Beds:	132
Number of Stories	1-Story (Residential Cottages); and 2-Stories (Rehabilitation/Recreation Center)
Building Footprint Area:	10,000 SF (Residential Cottages); and 15,000 SF (Rehabilitation/Recreation Center)
Number of Parking Spaces:	Approximately 84 parking spaces around the site
Acreage:	3.1 acres (total for all sites – 12 Cottages, 1 Rehab./Rec. Center)
SF of Facility:	135,000 SF (total for all buildings)

FACILITY FEATURE ANALYSIS

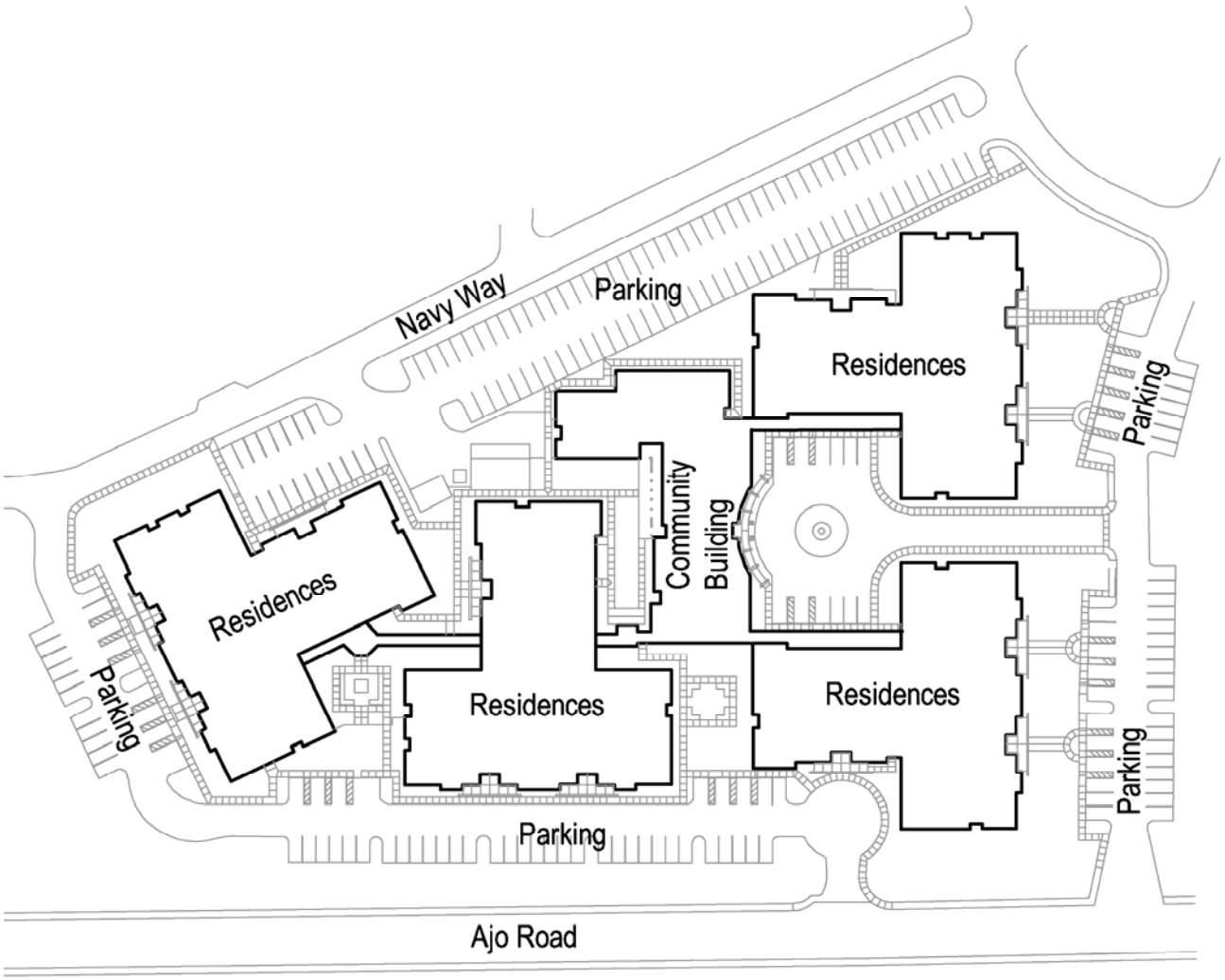
Feature / Use	Description	Remarks
Average Home/Bedroom size	10,000 SF.	
Storage	Resident storage room in each unit. Additional storage designated for wheelchairs, equipment, and receiving/packages.	
Flexible Plan	Twelve-cottage neighborhood provides flexibility to accommodate eleven residents and at least one guest, at any time in each cottage.	
Type of Dining	Each cottage contains a fully operational kitchen with dining space.	
Social Activity	Each small house - Living room/activity space where residents, visitors, and staff can socialize, eat, and cook together. Den/Quiet room also offers meditation space when needed.	
Resident Support Area	Each cottage has storage space, soiled & clean utility rooms, and laundry room. The Rehabilitation/Recreation Center has recreation, exercise, administration, and clinical support spaces.	
Bathing Options	Each cottage has a bathing/hydrotherapy room. Each resident bedroom has a private bathroom.	
Resident Bedrooms	Each cottage consists of 10 resident bedrooms, and 1 guest bedroom.	
Loop Service Road	Cottages are accessed from existing drives around the VAMC. A new covered walk connects the Rehabilitation/Recreation Center to existing Community Living (Nursing) Building 61.	
Mechanical Room	Each cottage operates on an independent mechanical and electrical system. Both the mechanical and electrical rooms are accessed from the outside entrance located on the side of each cottage. The mechanical room has access to the cottage basement.	
Receiving Areas	Each house has a dedicated receiving area, located off of the porch.	

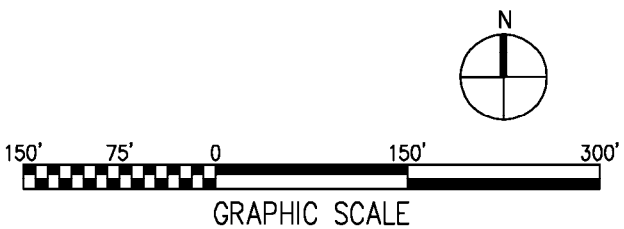
Note:

2. Arizona State Veterans Home – Site Plan

Tucson, AZ

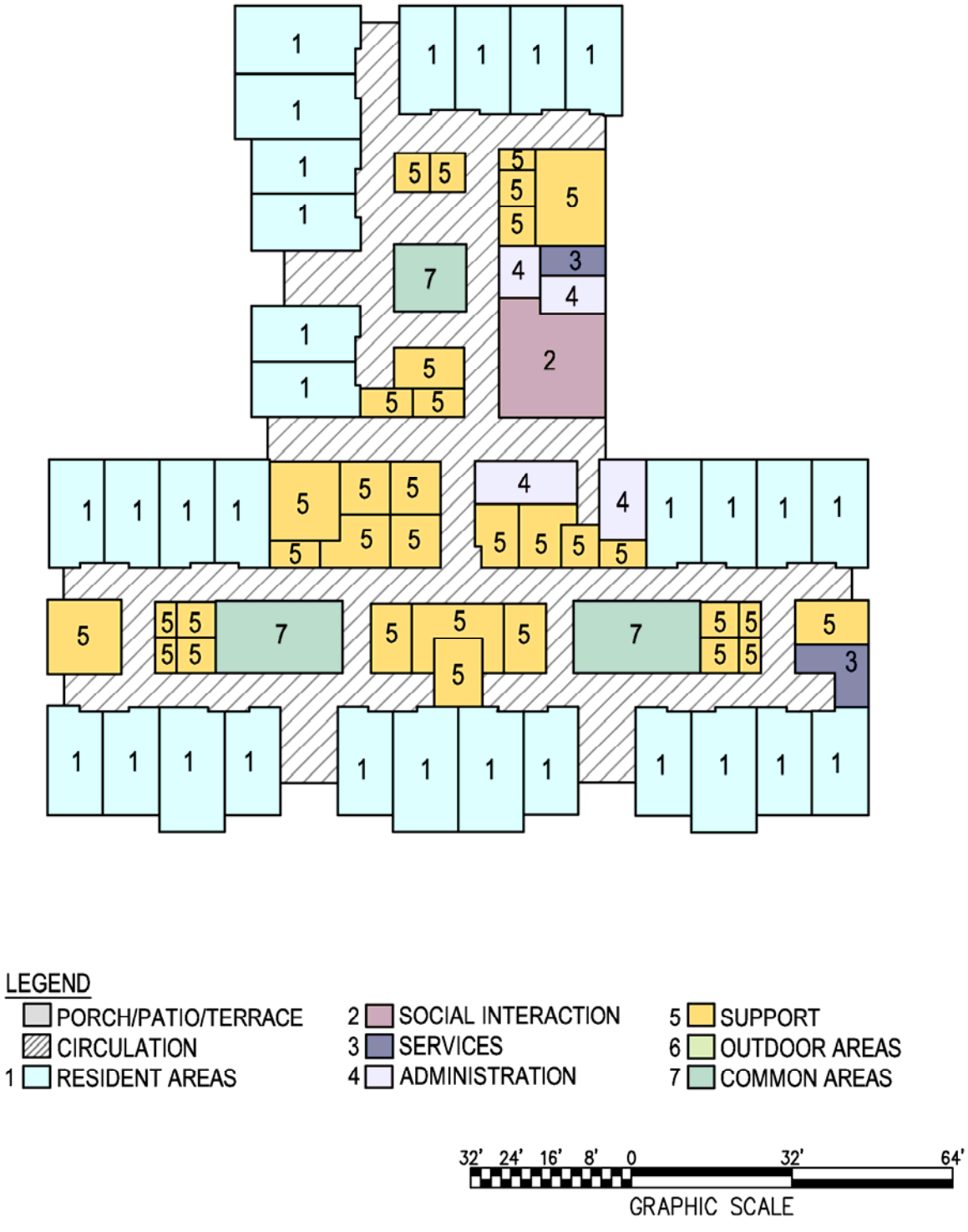
Site Data:
Acreage Approximately: 7 Acres
Stories: Residential Buildings are 1-Story; Community Building is 2-Stories
Geographic Location: Tucson, AZ
No. of Beds: 120
Date of Completion: N/A
Square Footage Approximately: 137,412 SF





2. Arizona State Veterans Home Buildings – First Floor Plan

Tucson, AZ



2. Arizona State Veterans Home Buildings – Data Sheet

FACILITY NAME: Arizona State Veterans Home	
Geographic Location:	Tucson, Arizona
Number of Beds:	120 skilled nursing beds (30 Alzheimer's/90 general)
Number of Stories	Residential Buildings are 1-Story; Community Building is 2-Stories
Building Footprint Area:	132,680 SF
Number of Parking Spaces:	137 parking stalls
Acreage:	7.00 net acres
SF of Facility:	137,412 SF

FACILITY FEATURE ANALYSIS

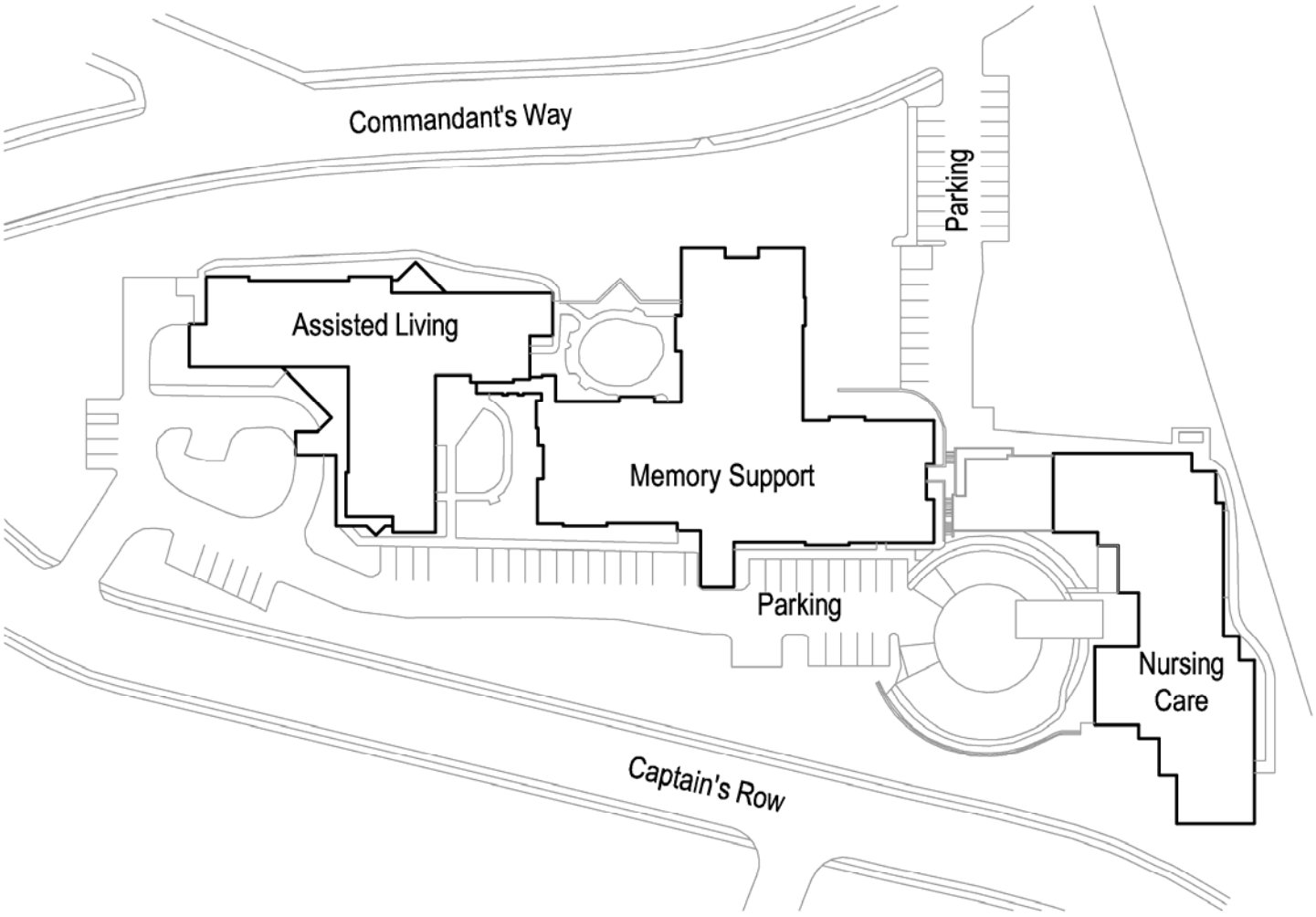
Feature / Use	Description	Remarks
Average Home/Bedroom Size	Homes - 30 residents; Clusters of three 10-bed homes.	
Storage	Main Community Building - General materials storage, and maintenance storage Residential Buildings - General storage rooms, equipment storage, linen storage, and medical equipment storage	
Flexible Plan	Yes.	
Type of Dining	Community building handles bulk food preparation. Each home has a residential-style household kitchen. Dining options include a-la-carte dining and made-to-order items.	
Social Activity	Dedicated activity rooms - library, internet café, gift shop, sports bar, game room, great/living room, community room, and chapel	
Resident Support Area	Neighborhood care center, therapy suite, concierge-style reception staff, and complete administrative offices	
Bathing Options	Each bedroom has a full private bath. Resident building has a spa-like bathing suite, private bath, and massage area for residents.	
Resident Bedrooms	Each bedroom has a fully-adjustable 84" long bed, bed-side table, armoire, TV credenza, and a resident desk.	
Loop Service Road	Yes	
Mechanical Room	Mechanical rooms at each of the five buildings; Fire risers, water softeners and water pumps, and HVAC units are located on roof top equipment wells with service ladder access.	
Receiving Areas	Loading dock located at rear of community building.	

Note:

3. The Leonard Florence Center for Living – Site Plan

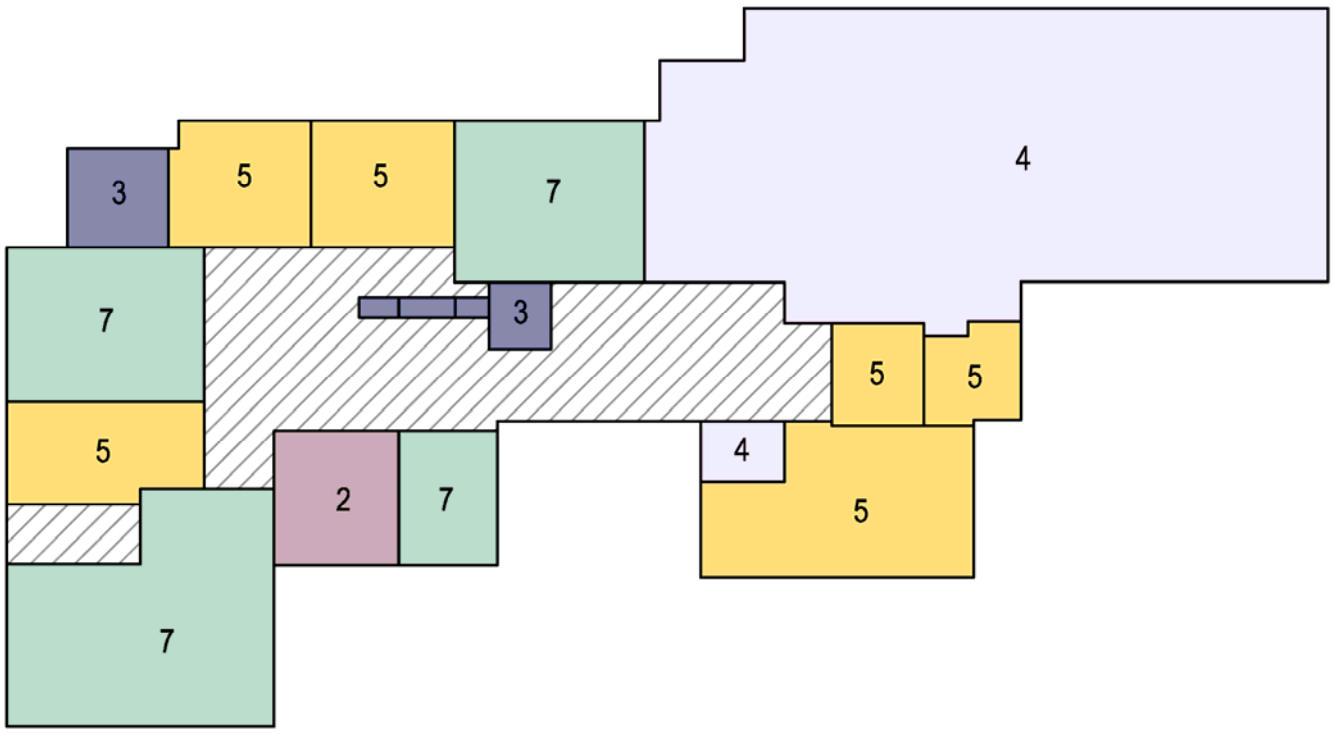
Chelsea, MA

Site Data:
Acreage Approximately: 1.9 Acres
Stories: 6-Stories
Geographic Location: Chelsea, MA
No. of Beds: 100
Date of Completion: N/A
Square Footage Approximately: 94,400 SF



3. The Leonard Florence Center for Living – First Floor Plan

Chelsea, MA



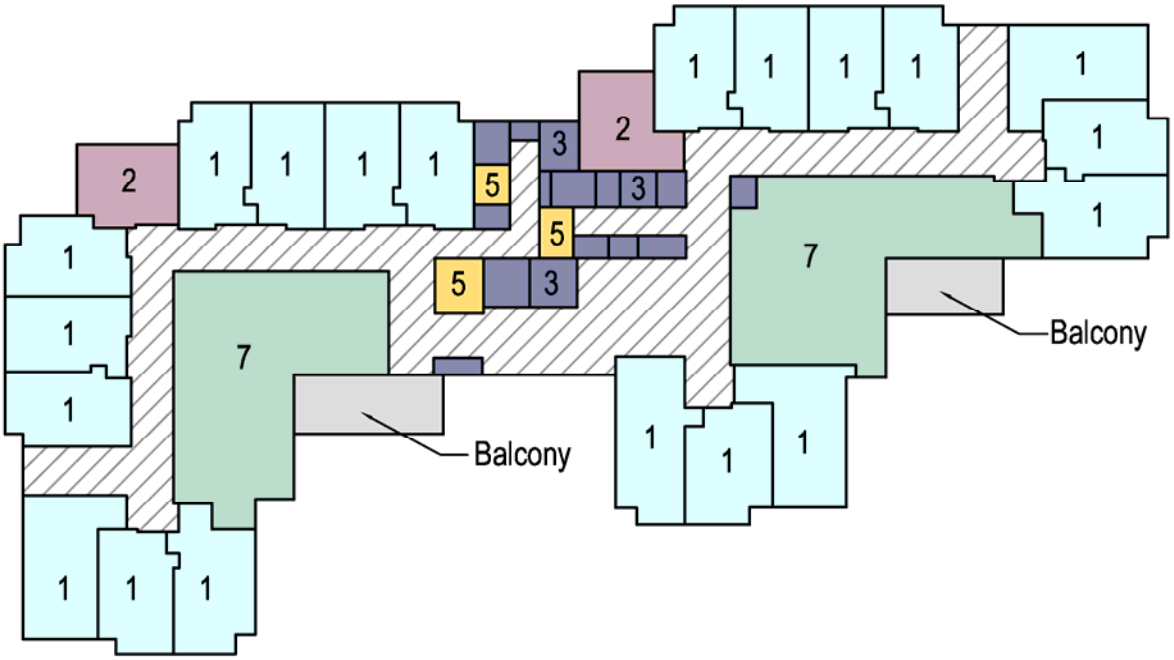
LEGEND

PORCH/PATIO/TERRACE	2 SOCIAL INTERACTION	5 SUPPORT
CIRCULATION	3 SERVICES	6 OUTDOOR AREAS
1 RESIDENT AREAS	4 ADMINISTRATION	7 COMMON AREAS

32' 24' 16' 8' 0 32' 64'

GRAPHIC SCALE

3. The Leonard Florence Center for Living – Second Floor Plan
Chelsea, MA



LEGEND

PORCH/PATIO/TERRACE	2 SOCIAL INTERACTION	5 SUPPORT
CIRCULATION	3 SERVICES	6 OUTDOOR AREAS
1 RESIDENT AREAS	4 ADMINISTRATION	7 COMMON AREAS

32' 24' 16' 8' 0 32' 64'
GRAPHIC SCALE

3. The Leonard Florence Center for Living – Data Sheet

FACILITY NAME: The Leonard Florence Center for Living	
Geographic Location:	Chelsea, Massachusetts
Number of Beds:	100-bed Green House
Number of Stories	6-Stories
Building Footprint Area:	14,200 SF
Number of Parking Spaces:	25
Acreage:	1.9 acres
SF of Facility:	94,400 SF

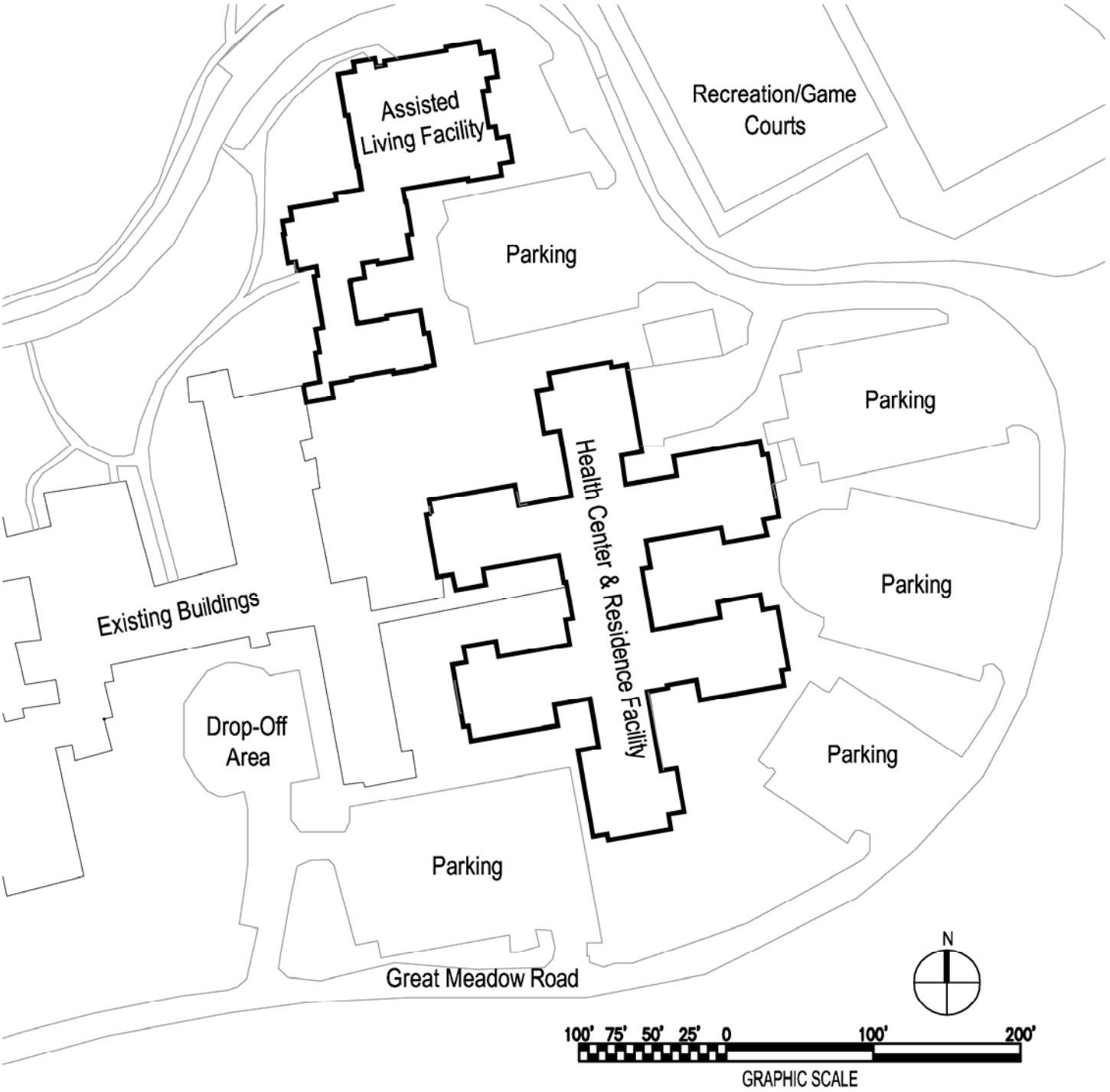
FACILITY FEATURE ANALYSIS

Feature / Use	Description	Remarks
Average Home/Bedroom size	100 private skilled nursing beds, configured in ten "small house" nursing units of 7,000 SF each.	
Storage	Adequate storage space for daily service needs. General storage, central laundry, clean utility, and food storage areas are located in the basement.	
Flexible Plan	Each house contains living room, open residential style kitchen (facility contains no central kitchen), dining room, den, 10 private bedrooms with private bath and shower, and all required nursing unit service areas.	
Type of Dining	Residents dine at custom designed family dining room tables, seating 12 -16, and allowing unencumbered wheelchair access. Dining rooms are adjacent to an open kitchen.	
Social Activity	Living area provides space for intimate social interaction in a home environment. First floor common areas promote social, spiritual, and physical well being of residents outside of private houses. Each house has private outdoor balcony and common first floor garden terrace.	
Resident Support Area	Caregiver service areas are sized proportionately to small houses. Spaces are located discretely off living spaces. Nurses' station and medicine room integrated discretely into dining area. Two of ten houses are dedicated to individuals with ALS and MS, thus providing residents access to ventilator support and advanced assistive technologies, and therefore allowing unassisted residents to open/close doors, turn lights on/off, window blinds and adjust temperature, place order at café or deli via texting and call elevator.	
Bathing Options	Each resident bedroom has a private, amply sized bathroom with European-style shower. Directly accessible from each resident bed via an overhead lift system. Common Spa area offers tub bathing for residents who prefer or require tub treatments.	
Resident Bedrooms	Single bedrooms with private bathrooms and showers.	
Service Access	Sloping site provides direct access to outdoors on multiple building levels. Permits separation of public access on first floor commons level and service access at basement level. Basement level contains receiving, storage, central laundry, and utility areas in addition to staff lounge, maintenance shop, and mechanical and trash rooms.	
Mechanical Rm/ Receiving Areas	Yes.	

4. Hebrew Senior Life NewBridge on the Charles – Site Plan

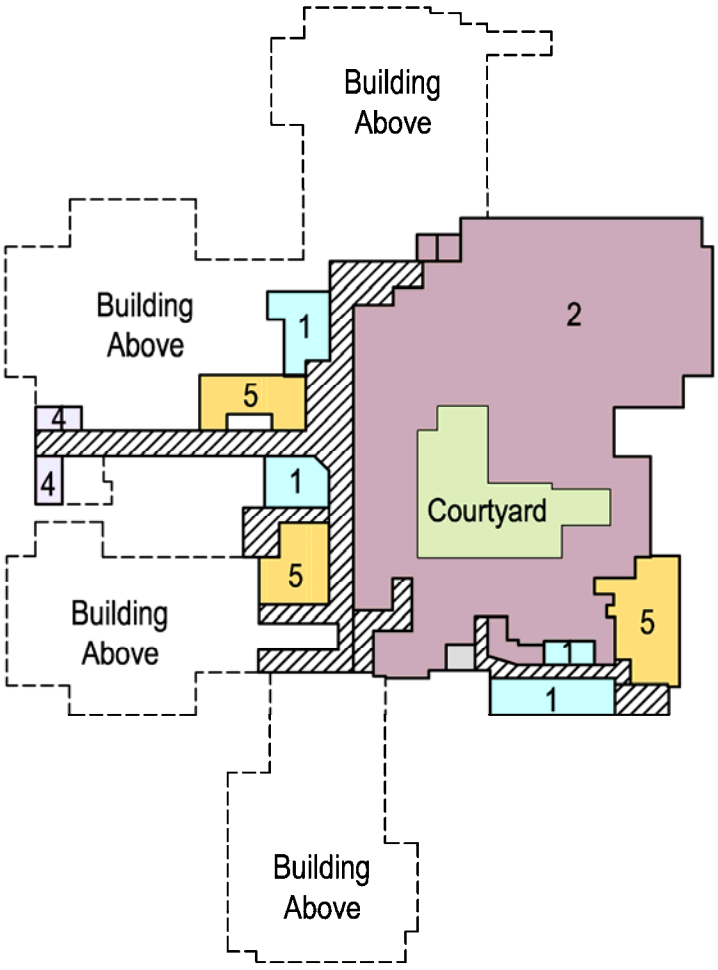
Dedham, MA

Site Data:
Acreage Approximately: 162 Acres
Stories: 4-Stories
Geographic Location: Dedham, Massachusetts
No. of Beds: 220 licensed chronic care beds; 48 short-term sub-acute rehabilitation beds
Date of Completion: N/A
Square Footage Approximately: 246,500 SF

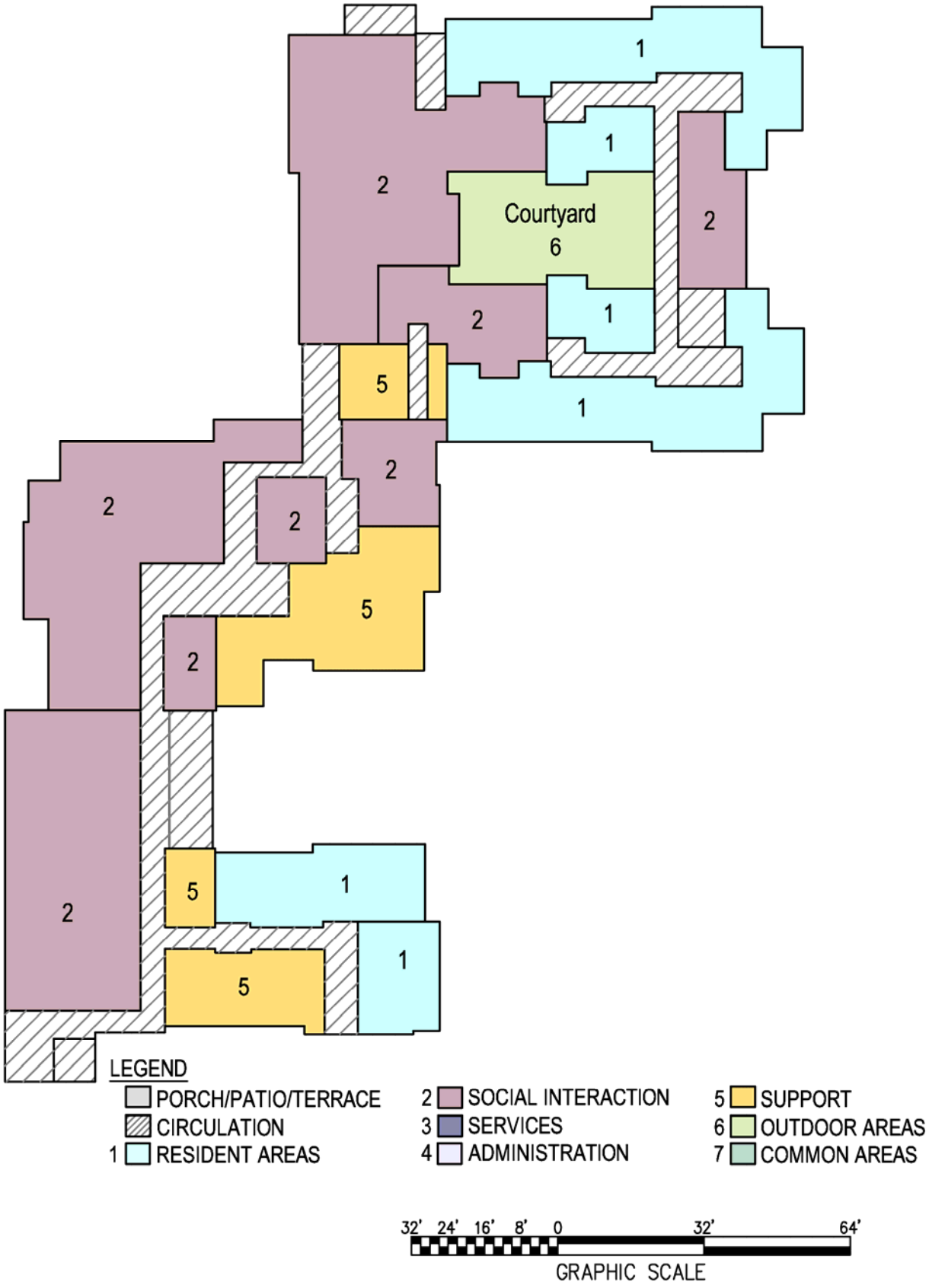


4. Hebrew Senior Life NewBridge on the Charles – Level 0 Plan

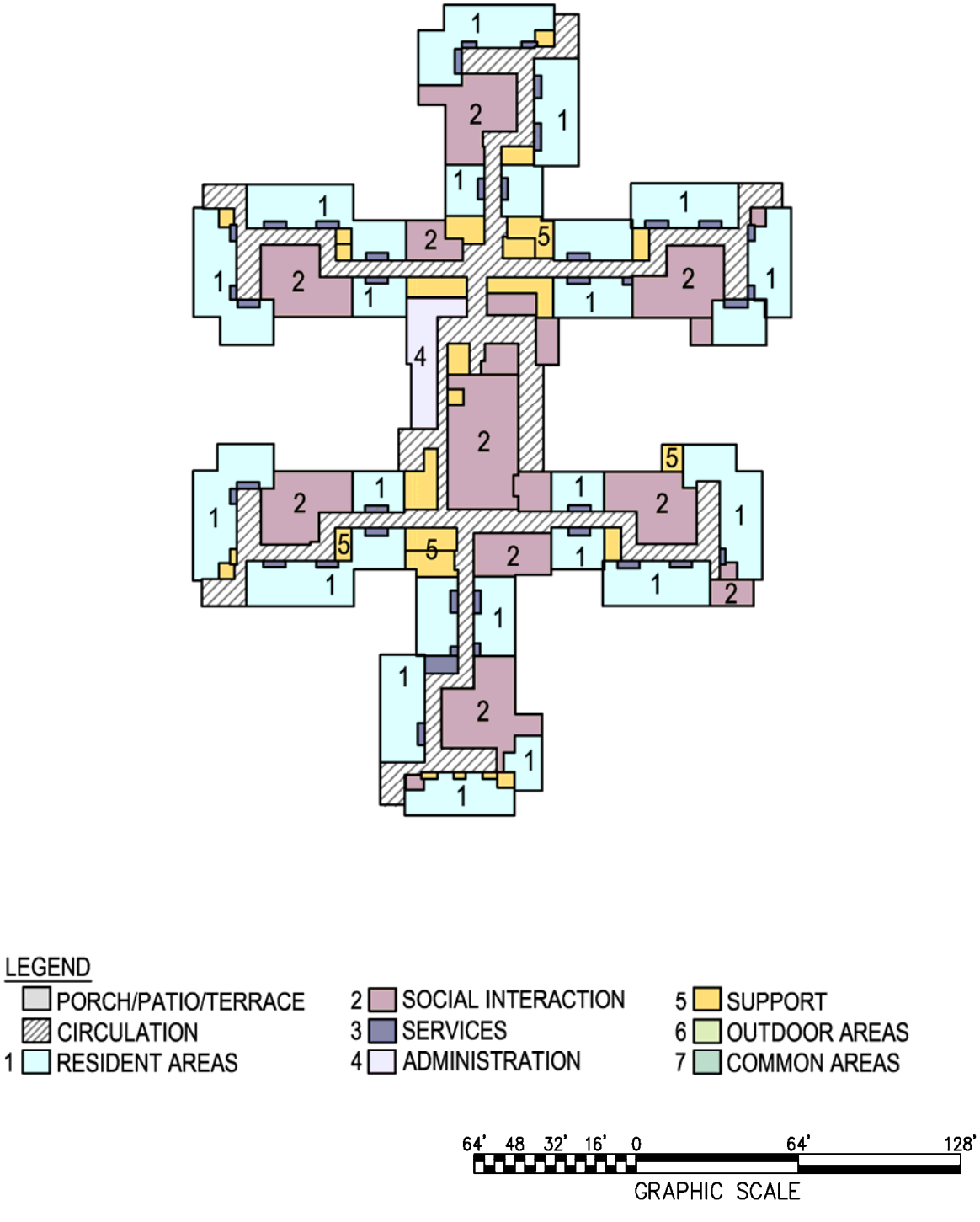
Dedham, MA



4. **Hebrew Senior Life NewBridge on the Charles – First Floor Plan**
Dedham, MA



4. **Hebrew Senior Life NewBridge on the Charles – Second Floor Plan**
Dedham, MA



4. Hebrew Senior Life NewBridge on the Charles – Data Sheet

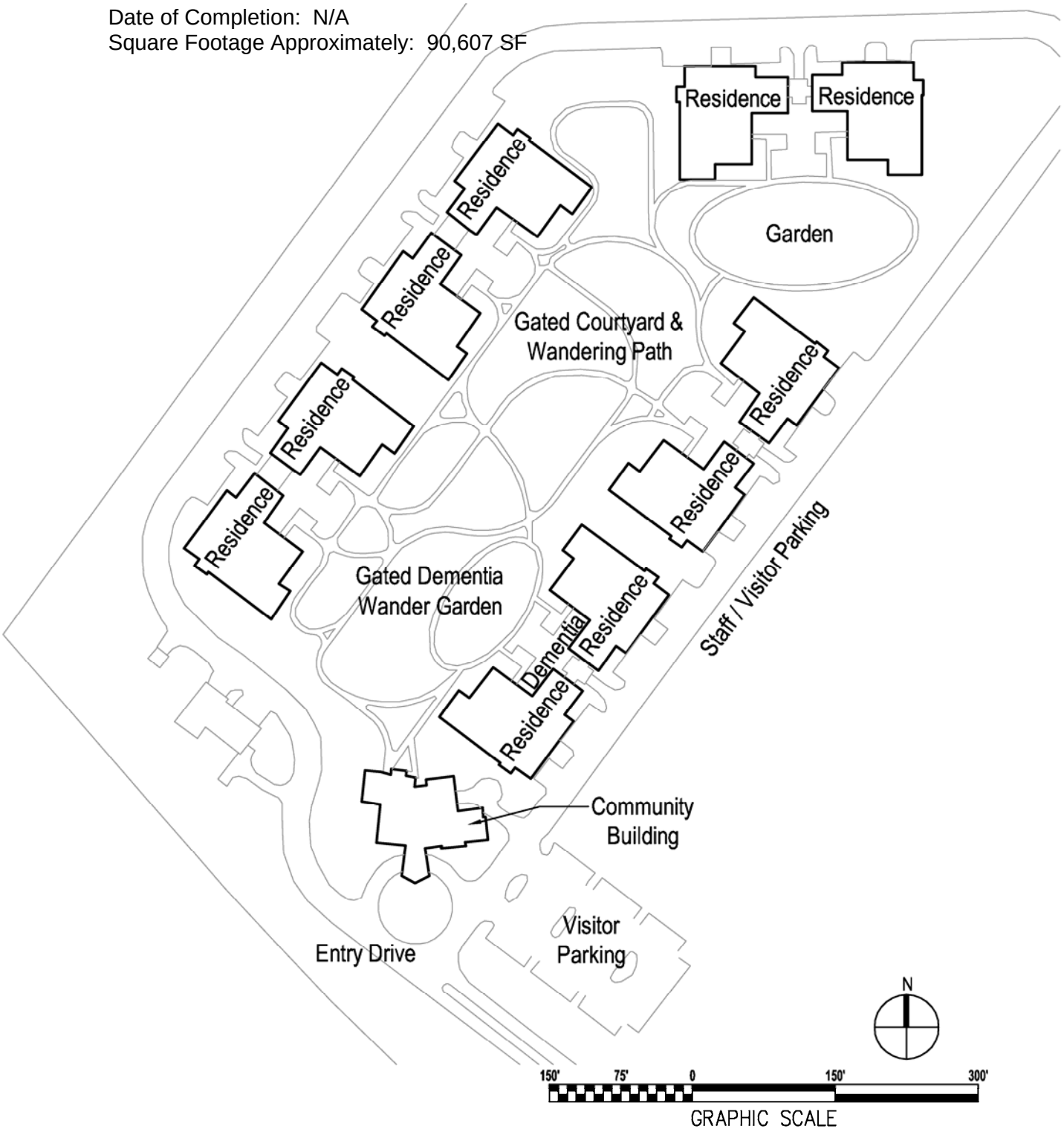
FACILITY NAME: Hebrew Senior Life NewBridge on the Charles	
Geographic Location:	Dedham, Massachusetts
Number of Beds:	220 licensed chronic care; 48 short-term sub-acute rehabilitation beds
Number of Stories	4-Stories
Building Footprint Area:	N/A
Number of Parking Spaces:	695 for entire campus
Acreage:	162 acres (total site; all buildings)
SF of Facility:	246,500 SF

FACILITY FEATURE ANALYSIS		
Feature / Use	**Description**	**Remarks**
Average Home/Bedroom size	Single occupancy typical size is 257 SF. Double occupancy typical size is 435 SF.	
Storage	Main storage is centralized in Central Stores, while miscellaneous storage is decentralized for caregiver convenience.	
Flexible Plan	Flexible to accommodate dementia, short term rehabilitation, and other specialty programs household by household.	
Type of Dining	Health Care Household Dining has the capacity to sit 306 residents (at 11,050 NSF).	
Social Activity	Each household has an open kitchen, central dining, as well as activity space for residents to socialize.	
Resident Support Area	Occupational Therapy, Physical Therapy, and full service clinic	
Bathing Options	In room shower and a common bathing suite on each floor	
Resident Bedrooms	Private, double, seclusion, and isolation rooms	
Loop Service Road	A loop road services the entire campus, including the Health Center.	
Mechanical Room	Unusually small mechanical room due to geothermal loop system. This system, which services 1M SF of air conditioned space, utilizes 400 heat transfer wells with projected gas savings of 50% and a 34% CO2 emissions reduction equating to about 18,000,000 lbs per year.	
Receiving Areas	Separate clean and soiled loading dock located at the Health Center.	
Note:		

5. Texas State Nursing Home – Site Plan

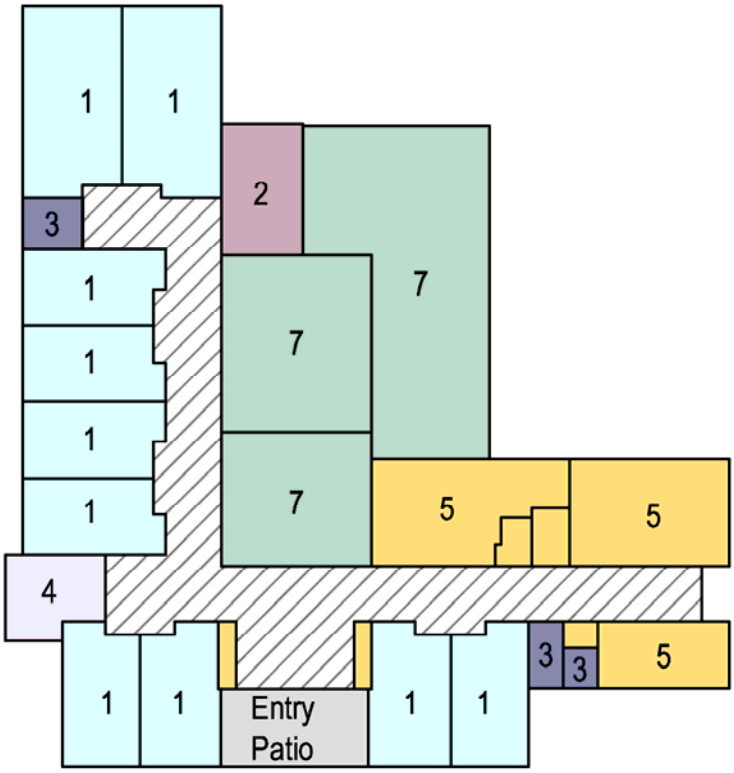
Tyler, TX

Site Data:
Acreage Approximately: 20 Acres
Stories: 1-Story
Geographic Location: Tyler, Texas (East Texas Piney Woods)
No. of Beds: 100
Date of Completion: N/A
Square Footage Approximately: 90,607 SF



5. Texas State Nursing Home – Residence Floor Plan

Tyler, TX

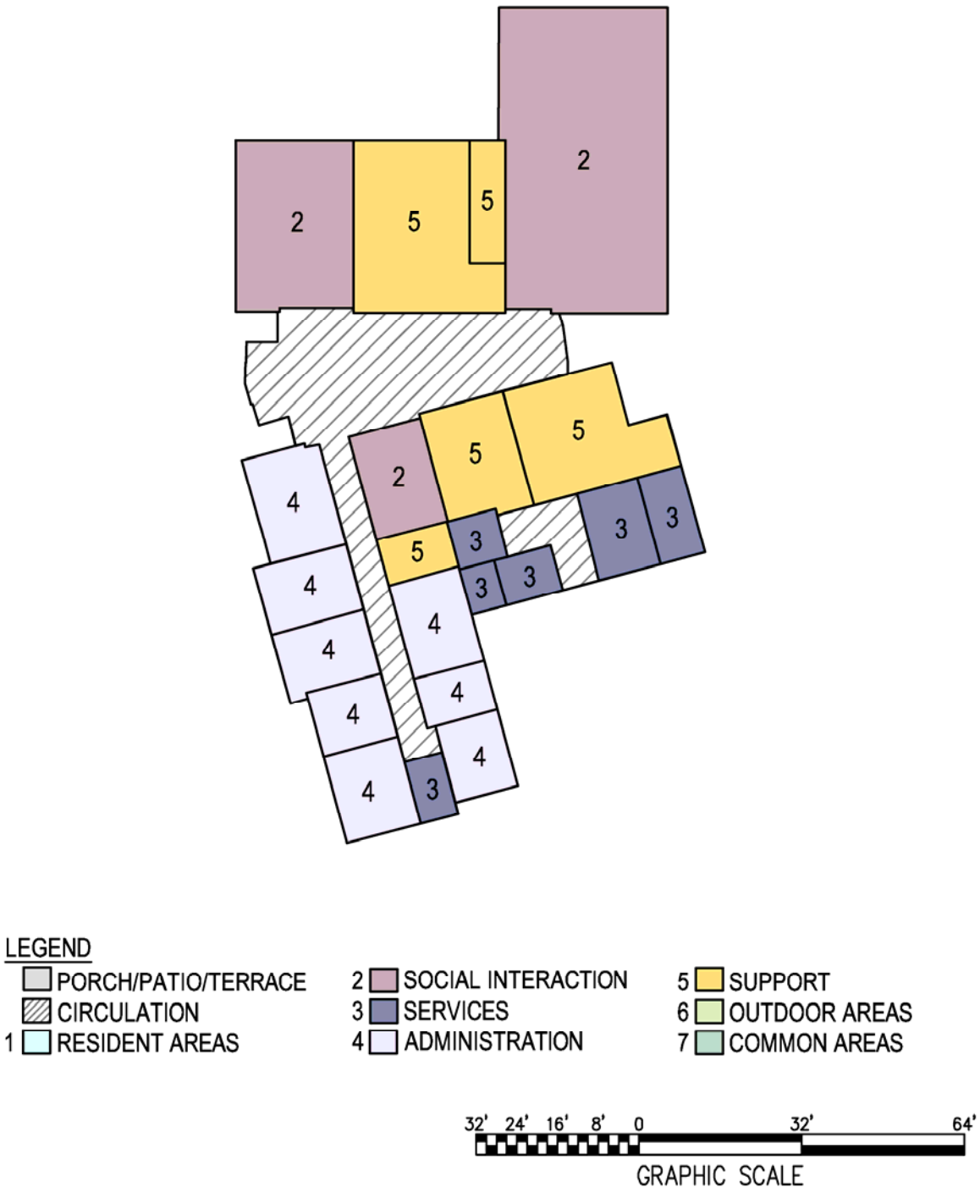


LEGEND

PORCH/PATIO/TERRACE	2 SOCIAL INTERACTION	5 SUPPORT
CIRCULATION	3 SERVICES	6 OUTDOOR AREAS
1 RESIDENT AREAS	4 ADMINISTRATION	7 COMMON AREAS

5. Texas State Nursing Home – Community Center

Tyler, TX



5. Texas State Nursing Home – Data Sheet

FACILITY NAME: Texas State Nursing Home	
Geographic Location:	Tyler, Texas (East Texas Piney Woods)
Number of Beds:	100
Number of Stories	1-Story
Building Footprint Area:	Each Home is 8,435 SF; Community Building is 6,257 SF
Number of Parking Spaces:	163
Acreage:	20
SF of Facility:	90,607 SF

FACILITY FEATURE ANALYSIS

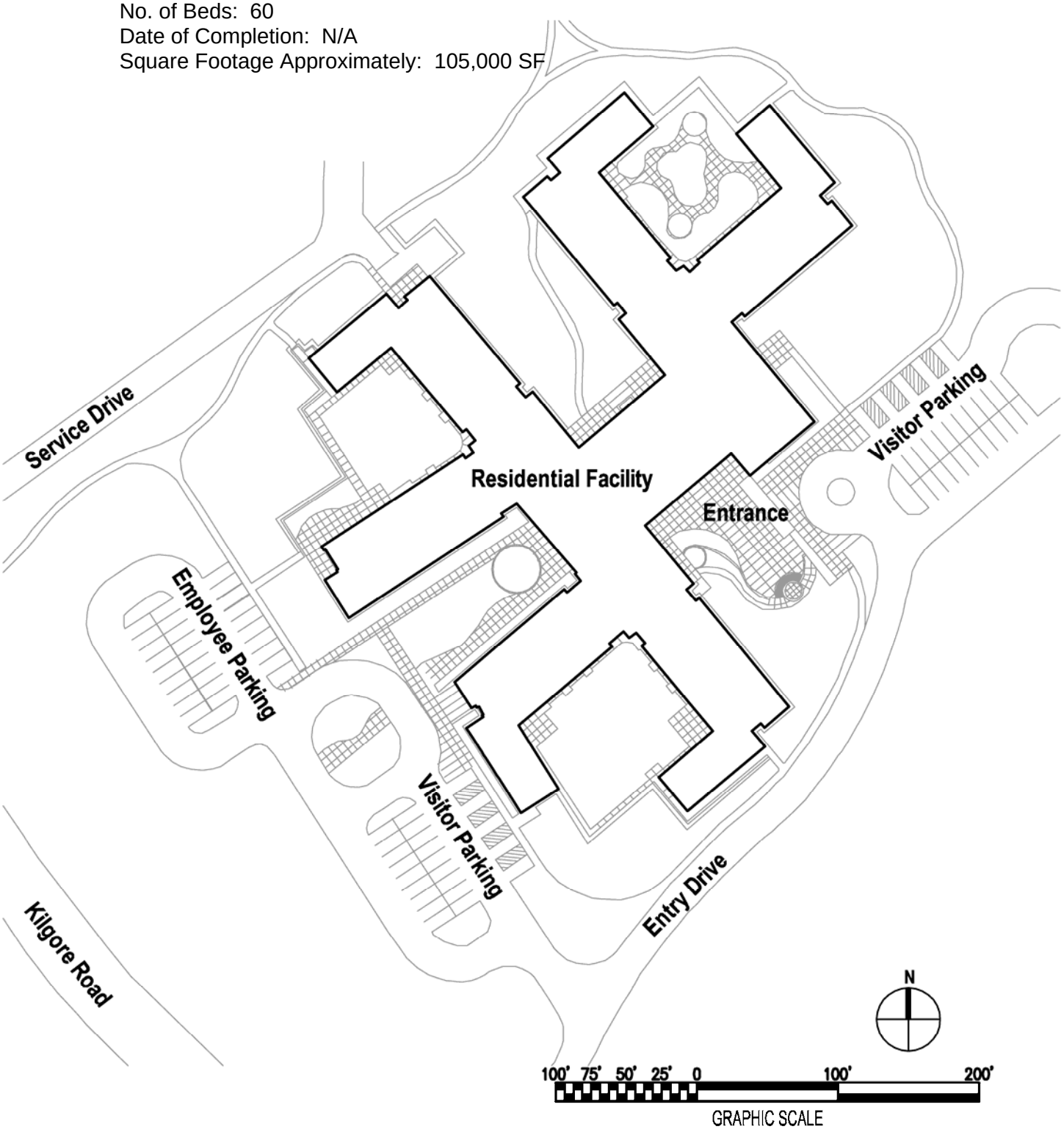
Feature / Use	Description	Remarks
Average Home/Bedroom size	10 single occupant resident bedrooms in each home. 2 larger rooms for bariatric residents/couples. Every two homes share covered carport for inclement weather transfer. 2 homes reserved for memory-loss residents.	
Storage	Free-standing 4-drawer dresser with hanging closet in resident bedroom with FF&E package. Coat/wheelchair storage closet is provided near front door. Separate rooms for general/ bio-hazard storage. Community Building chapel/meeting room with adjacent storage room. Community Building administration has break area cabinets, and supply/records storage. Community Building support area has receiving/storage room, custodial room with storage, and dietician's room with dry and refrigerated/frozen food storage.	
Flexible Plan	Layout is flexible to accommodate spacious central living room, den, and kitchen. Hair salon, therapy, and provide spa for individualized resident needs.	
Type of Dining	Dining is around a family table adjacent to kitchen. Table offers pull-out handicapped accessible sliding sections.	
Social Activity	Residents socialize in living room, dining room, and den. The chapel is available for large gatherings.	
Resident Support Area	Each home will have a hair salon, exercise and physical therapy rooms. A spa or gurney shower is provided in one centrally located home. Separate soiled and clean laundry rooms are provided for resident clothing. Commercial washing facility is located in Community Building.	
Bathing Options	Accessible shower with shower seat and overhead lift track in each room for resident transfer. 1 resident home Spa room with therapeutic bath tub. All other Spa rooms provided with a shower capable of gurney bathing.	
Resident Bedrooms	Each bedroom has an electric bed, over bed table, night stand, corner table with two chairs, dresser wardrobe, and adjustable over-bed lighting. Ceiling track for lift system from bed to bathroom is provided.	
Loop Service Road	Central neighborhood street is provided flanked by resident homes with a wide cul-de-sac for ease of turn around.	
Mechanical Room	All mechanical, electrical / telecom / datacom, and fire sprinkler riser rooms are accessible from the exterior of each home.	
Receiving Areas	Central receiving room is located in support area of Community Building. Receiving for residents will occur at counter in kitchen pantry for dietary supplies. Separate mail box and unique mailing address per house.	

Note:
1. The facility is following the Green Guide for Healthcare program for sustainability and is providing for most prerequisites and about 18 credits due to budget constraints
2. Project is designed to comply with the 2000 LSC; 2006 IBC, IFC, IPC, IMC, IECC; 2008 NEC; 1994 Texas Accessibility Standards; Texas Nursing Facility Requirements.

6. Childers Place – Site Plan

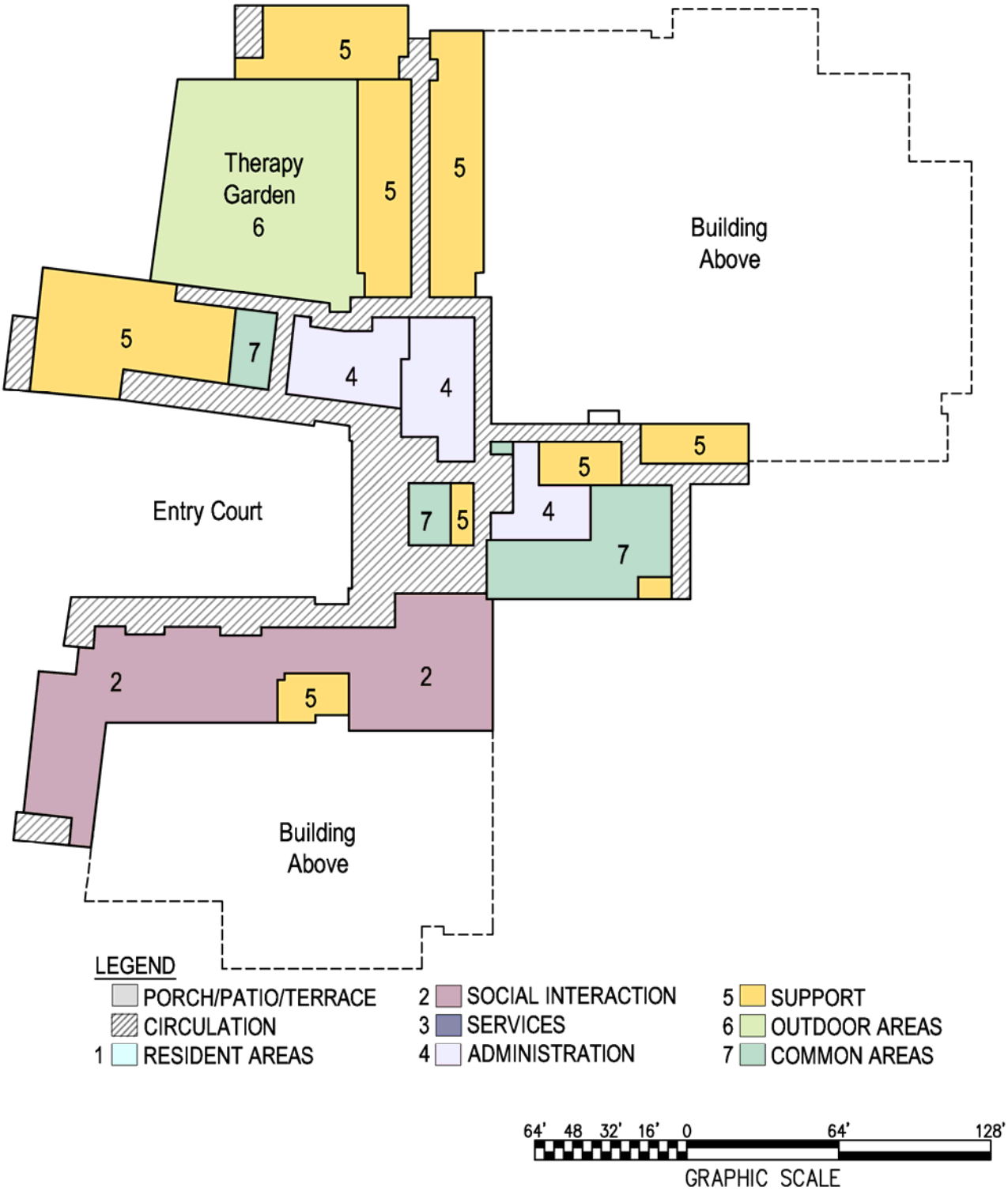
Amarillo, TX

Site Data:
Acreage Approximately: 6 Acres
Stories: 2-Stories
Geographic Location: Amarillo, Texas
No. of Beds: 60
Date of Completion: N/A
Square Footage Approximately: 105,000 SF



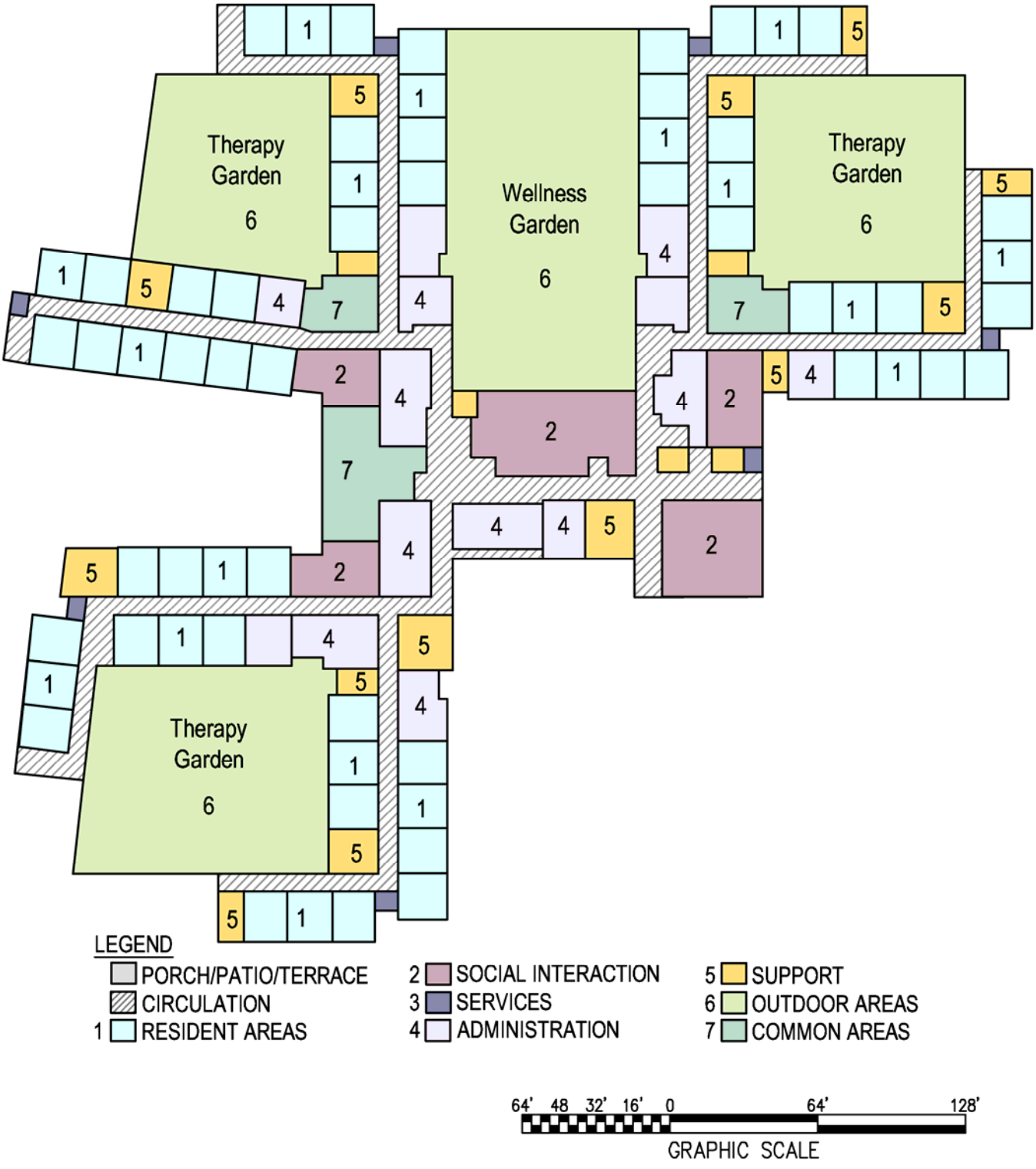
6. Childers Place – First Floor Plan

Amarillo, TX



6. Childers Place – Second Floor Plan

Amarillo, TX



6. Childers Place – Data Sheet

FACILITY NAME: Childers Place	
Geographic Location:	Amarillo, Texas
Number of Beds:	60
Number of Stories	2-Stories
Building Footprint Area:	68,000 SF
Number of Parking Spaces:	77
Acreage:	6 acres
SF of Facility:	105,000 SF

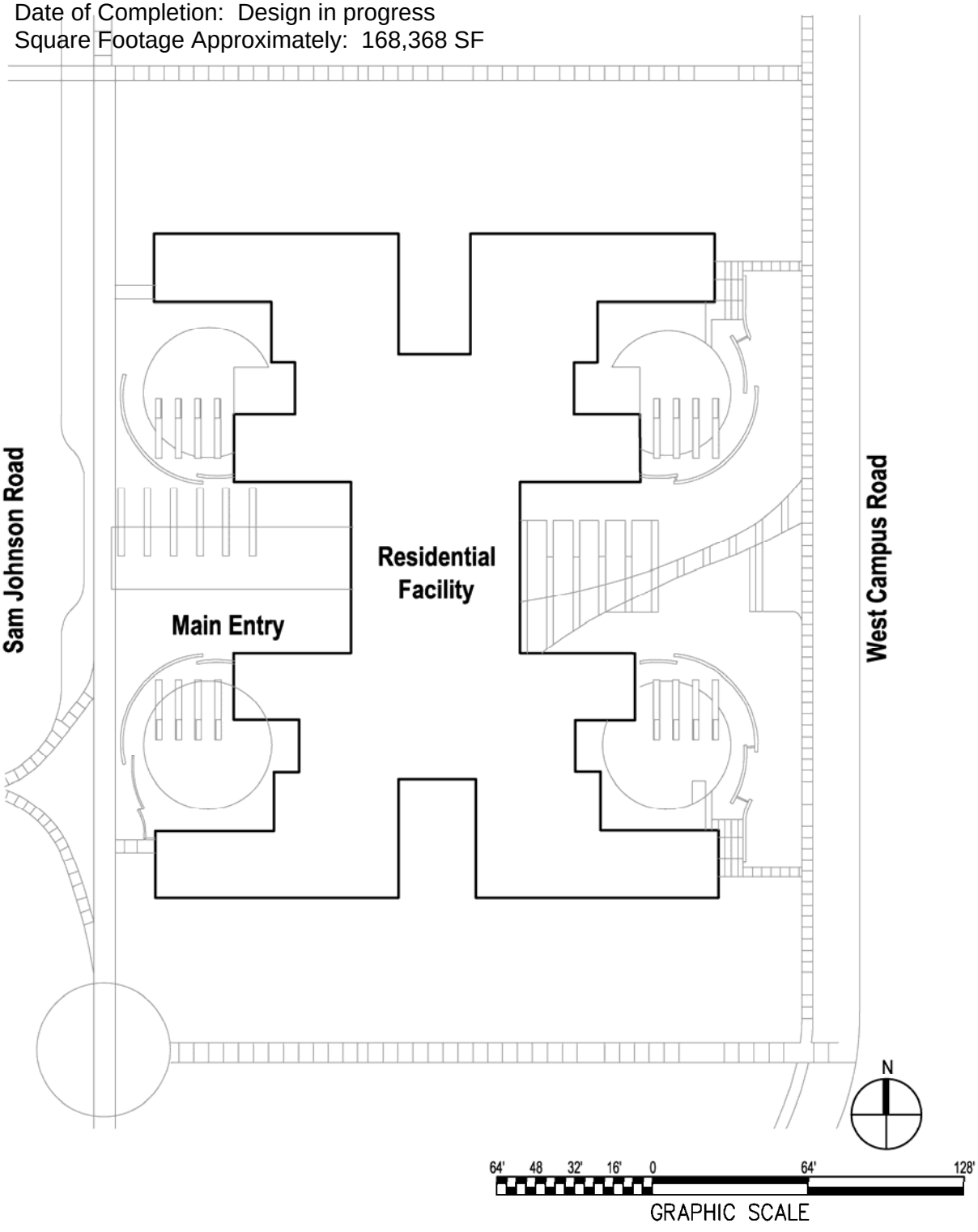
FACILITY FEATURE ANALYSIS

Feature / Use	Description	Remarks
Average Home/Bedroom size	350 SF	
Storage	There is an 8.5 SF closet in each resident unit, plus a dresser. Each room has limited storage space to minimize clutter and reduce fire risk. Small lockable storage units for meds and valuables are located in each unit.	
Flexible Plan	Rooms and wings were designed to allow for the greatest flexibility to move services around over the life of the building. Each wing can accommodate memory, nursing, or assisted care.	
Type of Dining	A formal dining room and activity kitchen are located in each neighborhood.	
Social Activity	Each neighborhood features engaging common spaces, including lounges, activity kitchen, and healing gardens.	
Resident Support Area	The resident floor contains a wellness area for maintenance therapy, massage therapy, and a salon; a chapel; and a resource center with computers and a library. Each neighborhood (20 units) includes a group activity area and a secure outdoor therapy garden. Each household (10 units) contains a small lounge.	
Bathing Options	Each room has its own attached, accessible shower. Every neighborhood has its own spa with a tub bath for assisted bathing.	
Resident Bedrooms	Private rooms	
Loop Service Road	There is a loop service road. Resident entry and the service entry are on opposite sides of the building. The service entry is on the first floor and resident entry is on the second, main floor.	
Mechanical Room	The building has one primary mechanical room with chillers and heat exchangers and primary water and fire service areas (sprinkler risers, pumps, etc). This room also has the Oxygen storage nearby on an exterior wall. The building has a secondary mechanical room with the boilers for the mechanical system. In addition, there are three rooms or areas set aside to house air handling units that bring the tempered fresh air to resident wings and central areas.	
Receiving Areas	The receiving area is at the lower level, back end of the building. There is a one bay truck loading dock and an outdoor yard that holds transformers, generators, and dumpsters.	

7. VA Medical Center Long Beach Community Living Center – Site Plan

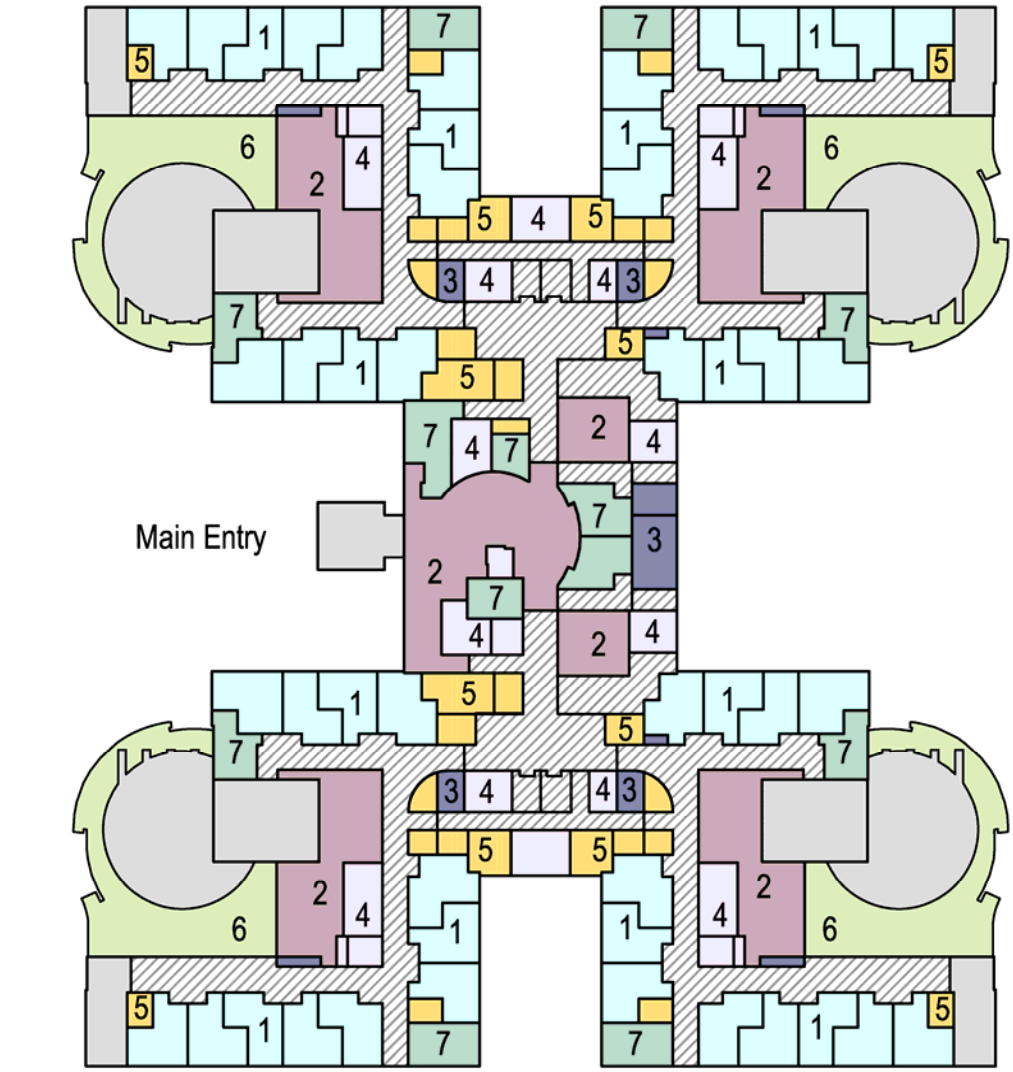
Long Beach, CA

Site Data:
Acreage Approximately: 15 Acres
Stories: 3-Stories
Geographic Location: Long Beach, California
No. of Beds: 120
Date of Completion: Design in progress
Square Footage Approximately: 168,368 SF



7. VA Medical Center Long Beach Community Living Center – First Floor Plan

Long Beach, CA



LEGEND

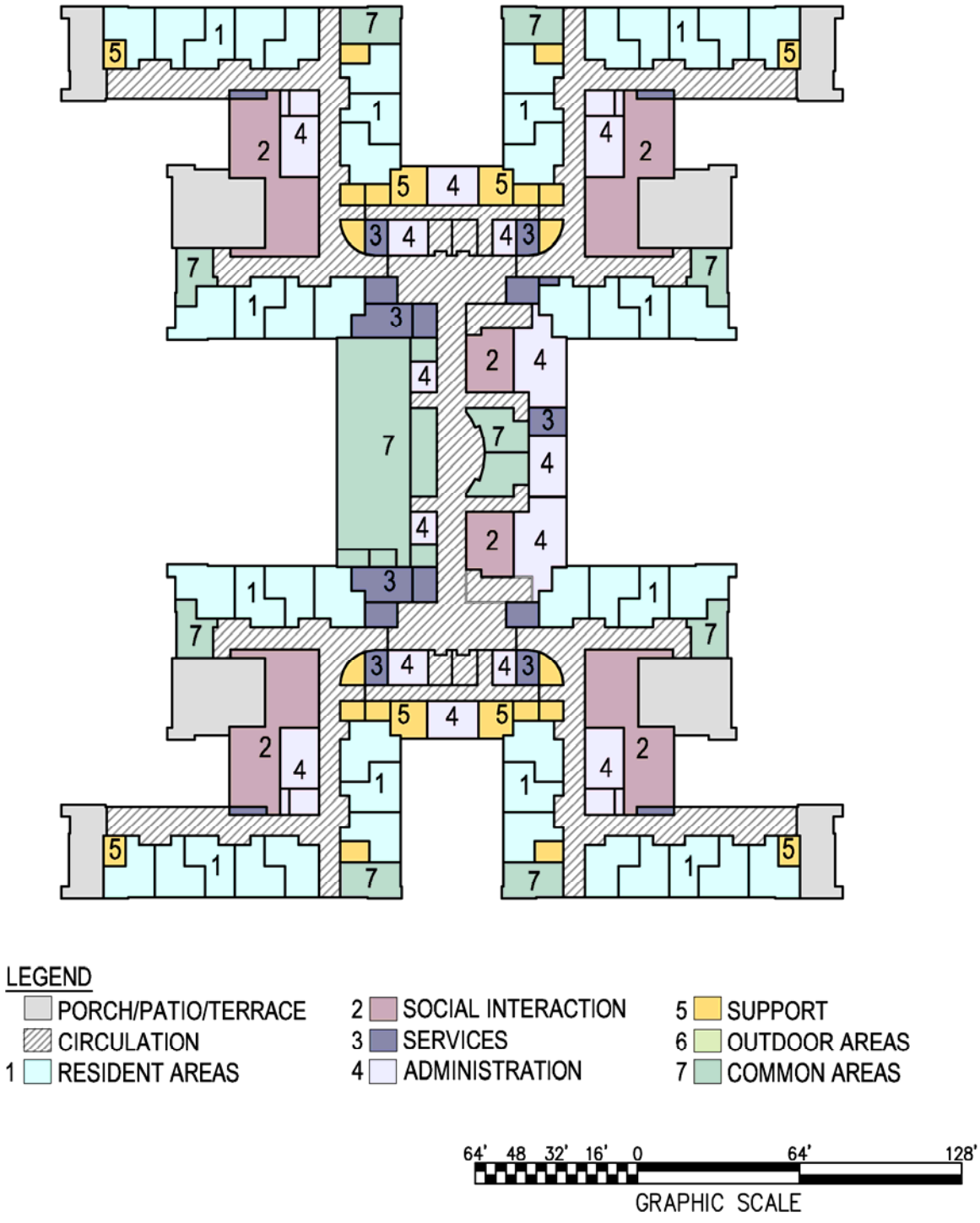
PORCH/PATIO/TERRACE	2 SOCIAL INTERACTION	5 SUPPORT
CIRCULATION	3 SERVICES	6 OUTDOOR AREAS
1 RESIDENT AREAS	4 ADMINISTRATION	7 COMMON AREAS

64' 48 32' 16' 0 64' 128'

GRAPHIC SCALE

7. VA Medical Center Long Beach Community Living Center – Second Floor Plan

Long Beach, CA



7. VA Medical Center Long Beach Community Living Center – Data Sheet

FACILITY NAME: VA Long Beach	
Geographic Location:	Long Beach, California
Number of Beds:	120
Number of Stories	3-Stories
Building Footprint Area:	60,040
Number of Parking Spaces:	TBD (Awaiting a Campus Wide Study)
Acreage:	TBD (Awaiting a Campus Wide Study)
SF of Facility:	168,368 SF (181,350 SF including Mechanical Penthouses)

FACILITY FEATURE ANALYSIS

Feature / Use	Description	Remarks
Average Home/Bedroom Size	The Nursing Units are in 12-bedroom houses. All the bedrooms are single occupancy. The typical house is approximately 10,900 SF.	
Storage	Storage for the houses is located in the Support Core which is shared by every 2 houses.	
Flexible Plan	All houses are standardized for fluctuations in patient demographics	
Type of Dining	The de-centralized dining is house based. Food will be prepared at a centralized facility, and brought to the house kitchen for re-heat.	
Social Activity	Each house contains a living/dining room area which is central to all residents. There are 6 activity "studios" in the CLC which are focused on distinct purposes (i.e. ceramics, painting, etc). The CLC also includes an internet café, a meditation chapel, and a large lobby/multipurpose room for special events.	
Resident Support Area	There is a shared resident support core between every 2 houses. These areas are back-fed from elevators connected to the campus tunnel system, and contain all the necessary clinical support areas (clean, soiled, meds, etc)	
Bathing Options	Every resident bedroom includes a private bathroom with a handicap accessible shower. Every house includes a bathing facility with a therapeutic tub, shower, and patient lift.	
Resident Bedrooms	The resident bedrooms and arranged in a "mid-board" toilet fashion, this provides full room coverage for the patient lift. Daybeds are provided at the window, adjacent to writing desk for visiting family members. Sharps containers and glove dispensers are discreetly hidden in closets. Memory boxes at the bedroom entrances contain resident mementoes.	
Loop Service Road	The new CLC will complete the Loop Service Road on the Long Beach Campus	
Mechanical Room	The majority of the mechanical systems are located in the penthouse, with a small amount in the basement adjacent to the tunnel.	
Receiving Areas	There is a small receiving area off of the new loop service road. The majority of all materials delivered will come from the central loading dock via a tunnel to the CLC.	

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5.2 CLC Space Criteria Matrix

Home Matrix

Room/Space Name	NSF per Room	No. of Rooms Required	Total Net Square Footage for 10 to 12 Residents per Home		
			10	11	12
Home -Provide one for each ten (10) to twelve (12) projected residents					
Front Porch	200	1	200	200	200
Foyer	70	1	70	70	70
Home Office	120	1	120	120	120
Living Room	400	1	400	400	400
Dining Room	360	1	360	360	360
Kitchen and Servery	350	1	350	350	350
Pantry	30	1	30	30	30
Kitchen Housekeeping Closet	10	1	10	10	10
Housekeeping Aides Closet - HAC	80	1	80	80	80
Den	150	1	150	150	150
General Resident Bedroom	300	9 to 11	2700	3000	3300
Special Care Resident Bedroom	300	1	300	300	300
Bathroom, General Resident	100	9 to 11	900	1000	1100
Bathroom, Special Care Resident	100	1	100	100	100
Bathing Suite	175	1	175	175	175
Laundry	120	1	120	120	120
Clean Linen Storage	40	1	40	40	40
Toilet, Resident/ Staff/Visitor	65	1	65	65	65
Hair Care (Barber/ Beauty Salon)	80	1	80	80	80
Soiled Utility Room	60	1	60	60	60
Home Storage	20	1	20	20	20
Garage	400	1	400	400	400
TOTAL NSF - Home			**6730**	**7130**	**7530**

Community Center Matrix

Room/Space Name	NSF per Room	No. of Rooms Req.	Total Size of Community Center Net Square Footage per 6 to 12 Homes						
			6	7	8	9	10	11	12
Community Center -Provide one for each six (6) to twelve (12) projected Homes									
Covered Entrance	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vestibule	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Concierge Station	240	1	240	240	240	240	240	240	240
Bistro	1400	1	1400	1400	1520	1670	1820	1970	2120
Great Room	600	1	600	600	640	690	740	790	840
Multipurpose Room	1000	1	1000	1000	1080	1180	1280	1380	1480
Multipurpose Room Storage	80	1	80	80	95	95	110	125	140
Media Center	200	1	200	200	200	200	200	200	200
Hair Care (Barber/Beauty Salon)	450	1	450	450	450	450	450	450	450
Conference Room	250	1	250	250	250	250	250	250	250
Public Toilets	150	2	300	300	320	320	340	340	360
Administrators Office	150	1	150	150	150	150	150	150	150
Copy Room	80	1	80	80	80	80	80	80	80
Nursing Office	120	1	120	120	120	120	120	120	120
Activities Director's Ofc	120	1	120	120	120	120	120	120	120
Staff Lounge and Lockers	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Staff Toilet	60	2	120	120	120	120	120	120	120
General Storage	100	1	100	100	116	136	156	176	196
Housekeeping Aides Closet - HAC	80	1	80	80	80	80	80	80	80
Telephone/ Communications	10	1	10	10	10	10	10	10	10
Maintenance Office	100	1	100	100	100	100	100	100	100
Maintenance Storage	80	1	80	80	80	80	80	80	80
Garage	500	1	500	500	500	500	500	500	500
Chapel/Meditation	300	1	300	300	300	300	300	300	300
Physician Office	120	1	120	120	120	120	120	120	120
Exam Room	120	1	120	120	120	120	120	120	120
Pharmacy	160	1	160	160	160	160	160	160	160
Security Office	100	1	100	100	100	100	100	100	100
Receiving/Loading	150	1	150	150	150	150	150	150	150
TOTAL NSF- Community Center			**6930**	**6930**	**7206**	**7526**	**7866**	**8186**	**8526**

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