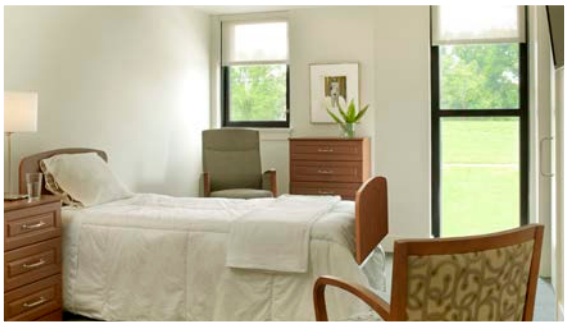
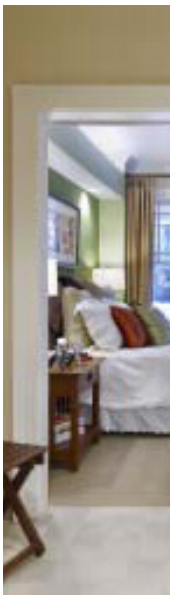
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Small House (SH) Model design guide

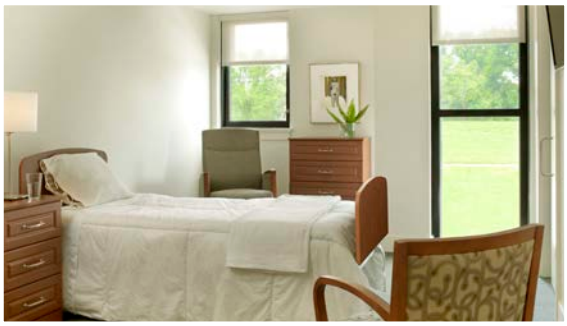
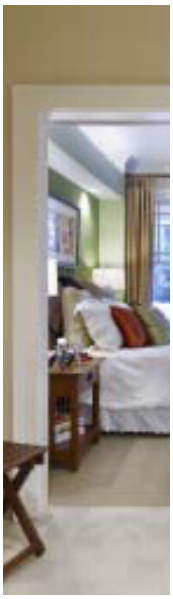
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rev. March 2019

(*Replaces the Community Living Center Design Guide - dated June 2011*)

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Small House (SH) Model Design Guide

March 2019






SMITHGROUP JJR + URS INNOVA | Healthcare Solutions

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U.S. Department of Veterans Affairs

1.0 GENERAL

DESIGN GUIDE

SMALL HOUSE (SH) MODEL

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1.1. Foreword

The material contained in the Small House (SH) Model Design Guide is the culmination of a coordinated effort among the Department of Veterans Affairs (VA), Veterans Health Administration (VHA), the Office of Construction & Facilities Management (CFM), and SmithgroupJJR, the prime consultant to this effort. The goal of this Design Guide is to maximize the effectiveness and efficiency of the design process for VA facilities and ensure a high level of design, while controlling construction and operating costs.

This document shall be used as a guide to the standards for the planning and design of VA facilities based on the Small House (SH) Model as well as for State Veterans Homes (SVH) and is supplementary to current technical manuals, building codes, and other VA criteria in planning healthcare facilities. The Design Guide, while representing a standard for functionality and organization does not preclude the need for the functional and physical design for a specific project.

This Small House (SH) Model Design Guide is also a tool to assist VA medical center staff and clinicians in better understanding the choices that project designers ask them to make during the design process. This Design Guide will also serve the VA's design consultants in understanding the planning and design direction preferred by VA.

While this Guide contains information for key rooms / space types it is not possible to foresee all future requirements of these residential facilities. It is also important to note the Room Templates are graphic representations intended as illustrations of VA's furniture, equipment, and personnel needs within these key rooms / spaces. Design consultants shall use these Design Standards as close as possible to this context and intent. It is the responsibility of the Project Architects and Project Engineers to develop a complete and accurate project design that best meets the users' needs and applicable code requirements.

Disclaimer: products and material indicated are for illustration only and do not constitute endorsement for any specific product / manufacturer.

Lloyd H. Siegel, FAIA

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1.2. Acknowledgments

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1.3. Introduction

We are pleased to present this edition of the VHA Small House (SH) Model Design Guide, formerly known as the Community Living Centers Design Guide. This design guide provides enhanced, expanded guidance for creating an environment in which residents that require extended care services are at the literal and figurative center of the household. The model of care is resident-centered, where care is driven by the resident and involves the resident and family, when available, in decisions regarding care. This commitment to cultural transformation was made by VHA in 2005, in keeping with shifting standards in the nursing home industry.

The transformation away from the medical / institutional model of care that serves the needs of the institution and changes the focus to the needs and preferences of the resident is at the heart of the HATCh (Holistic Approach to Transformational Change) Model, and our nation's Veterans deserve no less. The HATCh Model, designed by the Centers for Medicare and Medicaid Services, places the resident at the center of Work Practices, Care Practices and the Environment of Care. Care practices such as individualized meals, snacks and daily activity planning are central to the model. Work practices including consistent staffing, horizontal leadership and professional staff development give staff autonomy and responsibility to manage care delivery according to the preferences of the Veterans they serve. This guide addresses the environment of care with facility design, decor and elements in the home that support the transformed care and work practices. Private bedrooms with full baths allow each Veteran/resident a place of their own in addition to large communal spaces that encourage socialization and interaction. Smaller conversational spaces facilitate visits with family and friends.

A small house is an intentional community of 10, 12 or 14 residents and a staff of highly trained workers who live and work in a well-designed environment organized and operated around the guiding principles of autonomy and dignity. When successfully implemented, the Small House (SH) Model provides exceptional rehabilitative and hospice care and chronic disease management, with sufficient staff and equipment to support all personal care and assistance needs. While comprehensive data on outcomes is limited, the currently available evidence suggests that implementation of the Small House (SH) Model leads to better resident outcomes and higher resident satisfaction at comparable or lower overall cost. VHA is committed to use of the Small House (SH) Model of care in all of its facility-based settings, including Community Living Centers and State Veterans Homes.

We are proud to share this new version of the VHA Small House (SH) Model Design Guide that now includes designs for building vertical households for spaces where land for individual homes is not available, and specific suggestions for renovations within existing footprints and space.

Delivering high-quality, high-value care to our nation's Veterans in a resident-centered environment is our shared mission. This guide for the development of therapeutic environments of care is a critical step in the cultural transformation journey.

Marianne Shaughnessy, PhD, AGPCNP-BC
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1.0 GENERAL

1.4. Definitions

DEFINITIONS

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 time.
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.
Bathroom	A room containing a toilet, handwashing sink, and some facilities for bathing. This could be either a bath tub or a roll-in shower.
Circulation Area	Entrances, vestibules, corridors, passages, elevators, escalators, stairs, etc; included in gross areas and excluded in net areas.
Common Space	Spaces in the House that are intended for socializing and/or activities for residents, visitors, and their families.
Community	All the Houses, Neighborhoods and Community Center at a site comprise a Community.
Community Center:	A facility supporting no more than twelve (12) houses that provides various common use areas for residents and support areas required by the operational model of the Neighborhood.
Community Living Center (CLC)	The Small House (SH) Model replaces what was formerly called Commuity Living Centers (CLC).
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.

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1.4. Definitions

DEFINITIONS

Gross Square Feet (GSF)	Total building area measured from outside face of exterior walls.
House Staff Office	A staff work area.
House	A unit comprised of ten, twelve or fourteen single occupancy resident bedrooms, with toilets and showers, and all the common areas necessary to accommodate the residents in a residential environment.
Hospice	Care for the terminally ill that focuses on comfort and quality of life.
Leadership in Energy and Environmental Design (LEED™)	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.
Memory Care	Specially-designed spaces and supportive environments for residents with dementia.
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 grouping of three Houses and a Neighborhood Center.
Net Area / Net Square Feet (NSF) / Net Square Meters (NSM)	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 veteran residing in a house planned and designed based on the Small House (SH) Model or a State Veterans Home (SVH).

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1.4. Definitions

DEFINITIONS

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.
Small House (SH) Model	Skilled Nursing care provided in a non-institutional, residential scale setting in small groupings of resident, common spaces, and support spaces.
Staff Spaces	Spaces where nursing and administrative staff work.
State Veterans Homes (SVH)	A program that includes nursing homes, domiciliary, and adult day health care which are owned and operated by the states.
Support Space	Spaces that support the day to day operations of the Houses in a Small House (SH) Model facility.
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 3, the current version, incorporates the propositions set forth in all VA space planning criteria chapters. SEPS 3 is designed to aid healthcare planners in creating a Program for Design (PFD) and Program Room Contents (PRC) based on a standardized set of criteria parameters.

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1.5. Abbreviations

ABBREVIATIONS

A	Amps/Amperes
ABA	Architectural Barriers Act
AC/HR	Air Changes per Hour
ACT	Acoustical Ceiling Tile
ADA	Americans with Disabilities Act
ADAAG	ADA Accessibility Guidelines
A/E	Architectural / Engineering Firm
AFF	Above Finished Floor
AHJ	Authority Having Jurisdiction
AIA	American Institute of Architects
ANSI	American National Standards Institute
ASHRAE	American Society of Heating, Refrigerating & Air Conditioning Engineers
AR	As Required
AT	Acoustical Ceiling Tile
BC	Base Cabinet
C	Celsius Degrees
CC	Contractor Furnished, Contractor Installed
CFM	Cubic Feet per Minute
CLC	Community Living Center
CV	Control Valve
VA-CFM	Department of Veterans Affairs, Office of Construction & Facilities Management
CLG	Ceiling
CO2	Carbon Dioxide
CP	Carpet (without cushion broadloom)
CRS	Corrosion Resisting Steel (SS)
CT	Ceramic Tile

1.0 GENERAL

1.5. Abbreviations

ABBREVIATIONS

DG	Design Guide
DOE	Department of Energy
DS	Door Switch
EDM	Electrical Design Manual
EMER	Emergency
F	Fahrenheit Degrees
FC	Foot-candle
FD	Floor Drain
FIXT	Fixture
FLUOR	Fluorescent
FPS	Fire Protection System
GFI	Ground Fault Circuit Interrupter
GSF	Gross Square Feet
GSM	Gross Square Meters
GWB	Gypsum Wallboard
HAC	Housekeeping Aides Closet
HATC	Holistic Approach to Transformational Change
HIPAA	Health Insurance Portability and Accountability Act of 1996
HVAC	Heating, Ventilating and Air Conditioning
HP	Horsepower
HR	Hour
IES	Illuminating Engineering Society
IESNA	Illuminating Engineering Society of North America
JSN	Joint Schedule Number
kW	Kilowatt
LED	Light Emitting Diode
LEED	Leadership in Energy and Environmental Design

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1.5. Abbreviations

ABBREVIATIONS

LB	Pound/Pounds
MCS	Master Construction Specifications
MTD	Mounted
NEC	National Electrical Code
NFPA	National Fire Protection Association
NHRA	Nursing Home Reform Act of 1987
NSF	Net Square Feet
NSM	Net Square Meters
O	Oxygen
OBRA	Omnibus Budget Reconciliation Act of 1987
OCFM	Office of Construction & Facilities Management
OIT	Office of Information & Technology
PG	Program Guide
PH	Phase
PFD	Program for Design
PSDM	Physical Security Design Manual
RB	Resilient Base
RCP	Reflected Ceiling Plan
RF	Radio Frequency
RPS	Radio Paging System
RSF	Resilient Sheet Flooring
SC	High Build Glazed Coating (Special Coating)
SCI/D	Spinal Cord Injury/Disorders
SD	Standard Detail
SF	Square Feet, Square Foot
SFPE	Society of Fire Protection Engineers
SP	Special Faced

1.0 GENERAL

1.5. Abbreviations

ABBREVIATIONS

STC	Sound Transmission Class
SVH	State Veterans Home
TIL	Department of Veterans Affairs, Office of Construction and Facilities Management Technical Information Library http://www.cfm.va.gov/TIL/
TJC	The Joint Commission
UPS	Uninterruptible Power Supply
USGBC	United States Green Building Council
V	Volts
VA	Department of Veterans Affairs
VAMC	Veterans Affairs Medical Center
VAV	Variable Air Volume
VC	VA Furnished, Contractor Installed
VHA	Veterans Health Administration
VISN	Veterans Integrated Health Network
VOC	Volatile Organic Compound
VSO	Veterans Service Organizations
VTEL	Video Teleconferencing
VV	VA Furnished, VA Installed
W	Watts
W/SF	Watts per Square Foot

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U.S. Department of Veterans Affairs

2.0 FUNCTIONAL CONCEPT

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2.0 FUNCTIONAL CONCEPT

2.1. Defining the Small House (SH) Model

The information in this document applies to all Department of Veterans Affairs (VA) facilities based on the Small House (SH) Model whether they are new construction or renovation of an existing VA facility; it also applies to State Veterans Homes (SVHs) built or renovated through the State Home Grant program.

2.1.1. Types of VA Programs

The Department of Veterans Affairs provides either skilled nursing care or funding for three types of programs:

1. Small House (SH) Model facilities: Owned and operated by the Department of Veterans Affairs. These facilities provide long and short term skilled nursing care and rehabilitation.

2. State Veterans Homes: The State Veterans Home (SVH) Program is a grant program whereby the 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. These facilities provide long and short term skilled nursing care and rehabilitation.

3. Community Nursing Home Program: The 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 skilled nursing care with a focus on long term care.



2.0 FUNCTIONAL CONCEPT

2.1. Defining the Small House (SH) Model

The following image is a diagrammatic layout and shows key adjacency attributes for the model of care provided by the VA in a Small House (SH) Model.

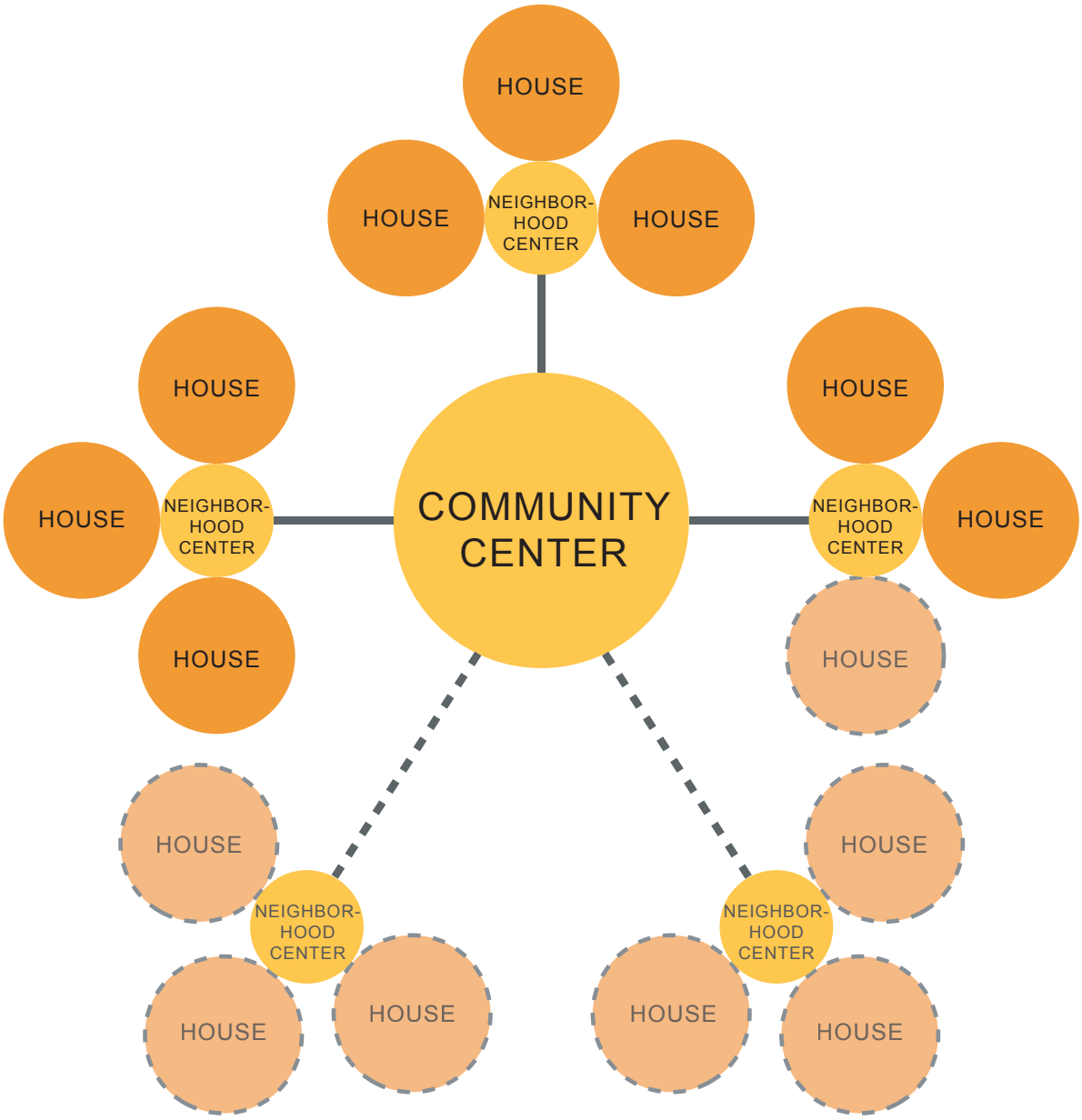


Figure 2.1 The Three Components of the Small House (SH) Model: House, Neighborhood Center, Community Center

2.0 FUNCTIONAL CONCEPT

2.1. Defining the Small House (SH) Model

2.1.2. Small House (SH) Components

The Small House (SH) Model consists of three major components: the Houses, the Neighborhood Center(s), and the Community Center. Provision of these components is dependent on the number of residents. See Figure 2.1. A facility planned and designed following the Small House (SH) Model may function either “stand-alone” or as part of an existing “campus” site.

1. The House

The House is a residence for 10, 12 to 14 veterans. The number of residents is determined by demand; the minimum number of residents is 10 and the maximum is 14. For purposes of this design guide, 12 residents per Home is used as a base model. The House is based on the “small house” model of care which is defined as intimate, small scale, and residential to accomplish the goal of skilled care in a home setting. The “Home” implies a nurturing, familial environment. The purpose of the House design is to foster a feeling of family and to help support mutually beneficial relationships between residents and staff. The House functions as a household while providing added safety and security for the resident veterans.

2. The Neighborhood Center:

The demand for a Neighborhood Center is generated when the programmatic need has projected three Houses. Each Center provides a setting where residents and staff can come together for programs and activities on a scheduled or non-scheduled basis. The Neighborhood Center also supports the Homes from a materials management standpoint by providing storage for clean supplies and holding space for soiled items. Neighborhood Centers shall be located immediately adjacent to the Homes that they serve with climate-controlled, accessible connections.

3. The Community Center (if authorized):

The demand for a Community Center is generated when the programmatic need has been projected. The Community Center functions as the heart, “town center”, and front door for the Community. While the House and Neighborhood Center contain all daily activity and support spaces, the Community Center provides destination spaces or services where Veterans can come together for special occasions and large group events. Support, administrative services, and wellness programs are among the functions accommodated in the Community Center. The purpose of the Center is to provide the space to meet daily needs of wellness for the residents and facilitate social interaction whether planned or spontaneous. This includes being readily accessible from the Houses and Neighborhood Centers in order to bring together Veterans, staff, family, and visitors.

2.0 FUNCTIONAL CONCEPT

2.1. Defining the Small House (SH) Model

2.1.3. Industry Trends

The VA examined industry-wide trends that are affecting providers of skilled nursing, assisted living, and memory care. In these types of care, the “small house” model, adopted by the VA in 2010, is now commonplace. The success of this model is supported by empirical research that shows better care outcomes for residents and higher satisfaction of staff. Beyond the fundamentals of the small house model of care, current trends include the following key elements:

1. The Kitchen functions as the heart of the House. It is the center of activity and the main focal point. (See Figure 2.2). It is also used as a space for cooking, occupational therapy, and resident socializing activities. When the kitchen is active throughout the day it becomes the true heart of the House.

2. Work space for administrative needs is integrated into the kitchen so that staff spend more time in the common spaces with residents.

3. Resident bedrooms are single occupancy with a private bathroom that includes a toilet and shower.



Figure 2.2 The Home kitchen in the Cottages at Hearthstone is the hub of activity. Note: ledge above upper cabinets should be enclosed because it is difficult to clean.

2.0 FUNCTIONAL CONCEPT

2.1. Defining the Small House (SH) Model

(2.1.3 Industry Trends cont'd)

4. Resident room access door shall not open directly to dining or living areas for privacy. The resident rooms can be adjacent to, not around, the common spaces, with easy access to the House's public spaces. See Figure 2.3. Alternatively, there can be a buffer between the living/ dining rooms and resident rooms, such as a partial-height wall, casework, or a sitting alcove. See Figure 2.21 for a functional diagram of a House program.



Figure 2.3 The Arkansas CLC groups common spaces in the public zone and residents rooms in the private zones.

5. A variety of spaces, in terms of type and scale, are provided. In addition to the dining and living room that are very public and function for all residents in the House, there are common spaces that are more intimate in scale and allow for smaller group or private activities and passive observation, see Figure 2.4. This builds in the opportunity to respect personal preferences or routines of residents in the design of the House by giving them the choice of participating in different types of activities.

6. Additional spaces are provided in the Neighborhood Center for social activities, such as a Multipurpose Activity room, beyond the boundaries of the House so that residents from two or more Houses can easily interact with one another.

2.0 FUNCTIONAL CONCEPT

2.1. Defining the Small House (SH) Model

(2.1.3 Industry Trends cont'd)



Figure 2.4 Small scale seating areas like those in Lambeth House allow for spontaneous interactions.

2.1.4. VA Trends

The Veterans Health Administration, Office of Geriatrics and Extended Care, forecasts that the future acuity and demographics of residents will change in the following ways:

1. Acuity: There will be an increase in resident acuity levels; acuity is defined as an increase in the intensity of care required by the resident.

2. Age: There will be an increasing number of younger residents.

3. Gender: An increase in gender diversity of residents will require a greater emphasis on privacy and security.

2.0 FUNCTIONAL CONCEPT

2.2. VA Values and Goals of the Small House (SH) Model Program and Design Guide

2.2.1. VA Values

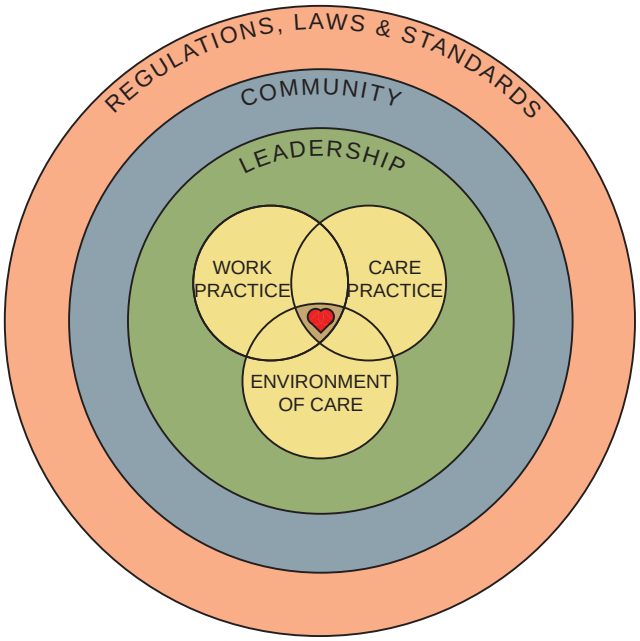


Figure 2.5 HATCh Model

The core values of the VA are described in the "I CARE" model:

1. **Integrity**: Act with high moral principle. Adhere to the highest professional standards. Maintain the trust and confidence of all with whom I engage.
2. **Commitment**: Work diligently to serve Veterans and other beneficiaries. Be driven by an earnest belief in VA's mission. Fulfill individual responsibilities and organizational responsibilities.
3. **Advocacy**: Be truly Veteran-centric by identifying, fully considering, and appropriately advancing the interests of Veterans and other beneficiaries.
4. **Respect**: Treat all those I serve and with whom I work with dignity and respect. Show respect to earn it.
5. **Excellence**: Strive to the highest quality and continuous improvement. Be thoughtful and decisive in leadership, accountable for my actions, willing to admit mistakes, and rigorous in correcting them.

These values are the basis of the VA's focus on resident-centered care. The HATCh Model (Holistic Approach to Transformational Change, see Figure 2.5) describes the fundamental principles and context for the VA's shift from an institutional model of care to one that is resident centered. The core elements of the model are: Care Practices, Work Practices, and the Environment of Care. The resident is at the point of intersection of these three elements. The Care and Work Practices include how and what care is provided, while the Environment of Care is the physical realm of where that care takes place. HATCh assumes the equal importance of these three fundamental elements. Refer to https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4421880/ for additional information.

2.0 FUNCTIONAL CONCEPT

2.2. VA Values and Goals of the SH Program and Design Guide

2.2.2. VA Goals

2.2.2.1. Environment of Care

The overarching goal of the Small House (SH) Model environment is to provide a home where veterans can have the highest possible quality of life and receive the best quality care. This environment is a place that supports care-giving that is administered with integrity, commitment, and respect. Overall, the environment provides veterans with the following:

- Independence: the resident has choices and control over their day.
- Dignity: the resident is honored, treated with respect, and allowed to have privacy and express his/her identity.
- Engagement: the resident has opportunities for social interaction and activities that help maintain or improve activities of daily living.
- Family involvement: the resident's family is part of the care and well-being of the resident and has access to dedicated family space.

2.2.2.2. Principles of Small House (SH) Model Design

The VA's commitment to resident-centered care is exemplified in the Small House (SH) Model, the 10, 12 or 14 bed area that is the resident house and center of daily life. The purpose of the Small House (SH) Model design is to:

- Foster a sense of family among residents and staff.
- Provide a variety of opportunities for engagement in social spaces, both large and small, including space for families.
- Give the resident a sense of ownership of the house as their personal space.
- Increase physical activity and restore function.

The basic design princliples of the Small House (SH) Model:

- The house is designed around a central gathering area, or focal point: the kitchen. While there may still be a fireplace in the living room, the kitchen is the focal point of the house because it is the hub of activity.
- Common areas such as living and dining rooms are easily accessible from resident rooms so that residents are encouraged to participate in communal activities.
- There is an on-stage/off-stage approach to support space. Support space is "off-stage" and seen as little as possible. Common spaces such as living and dining rooms are the "on-stage" visible spaces to encourage resident use.
- There is some decentralized supply such as linen and medicine cabinets so that they are close to resident rooms.
- Resident activity and interaction is supported by locating recreation storage in common areas so that it is easily accessible.

2.0 FUNCTIONAL CONCEPT

2.2. VA Values and Goals of the SH Program and Design Guide

(2.2.2.2 Principles of Small House Model Design cont'd)

- Efficiencies related to the House and the Neighborhood include the use of common resources to limit duplications which may also serve to encourage social interaction with the residents. Examples include but are not limited to:
  - Shared access to amenities
  - Common walkways to the Community Center
  - Grouping of homes for types of care



Figure 2.6 The floor plan of Lebanon, OR State Veterans Home exemplifies principles of the Small House Model design, such as locating the kitchen in the center of the house and separating on-stage and off-stage spaces.

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2.0 FUNCTIONAL CONCEPT

2.3. Operational Criteria

The design of the House has a direct effect on the quality and efficiency of care that can be provided. The buildings must operate to support the needs of the resident. Examples include:

- Sufficient space is allocated for staff use in spaces which do not conflict with resident circulation and living areas.
- Open plan layouts are utilized with visibility to all areas of the House.
- Security will be both active and passive for residents and the facility in general, including but not limited to electronic security at exterior doors and alignment with security measures, procedures and systems of the local VA facility, where applicable.
- Universal design concepts and full accessibility must be provided by application of VA PG 18-13 Guidelines.
- The Kitchen serves as the central staff work space which allows staff to remain in close contact with residents.

2.3.1. Residents

Understanding the types of residents will help define the operational needs of the individual House as well as the Neighborhood and Community Centers. Variations could include length of stay, demographics and acuity levels. The following are the types of residents which may be admitted/ accepted to a House.

1. Short-term residents:
   a. Short term residents are those that stay at the House 90 days or less while recovering from an acute trauma or illness. They often require rehabilitative services such as physical and occupational therapy.

2. Long-term residents:
   a. Long term residents stay 91 days or longer at the House. They may live at the House for many months or years.

3. Residents of any age, gender, or special needs.

4. Residents with many different kinds of physical impairments. These may stem from chronic or acute illnesses, incidents, or injuries. Acuity levels may vary greatly and fluctuate.

5. Residents with spinal cord injuries (SCI/D) or traumatic brain injuries (TBI).
   a. The SCI/D resident has special needs that have been developed in the SCI/D Design Guide. Please refer to the SCI/D Center, Long Term Care (LTC) sections in VA 104 PG-18-9 & PG-18-12 when planning for the SCI/D resident.

6. Hospice residents:
   a. Hospice may be a service brought to a House on an as-needed basis or it may function as a separate and dedicated Home. Hospice is a service that includes palliative care at the end stages of life.

2.0 FUNCTIONAL CONCEPT

2.3. Operational Criteria

(2.3.1 Residents cont'd)

7. Dementia residents:
   a. Dementia is an umbrella term that describes any kind of change in the brain that results in a cognitive impairment. Typically executive function and memory are most affected. Dementia is most commonly caused by Alzheimer's disease, but other neurological or vascular diseases such as Parkinson's and Huntington's may also be causes.
   b. Symptoms of dementia can include short and long term memory loss, an increase in anxiety and confusion, obsessive behavior, challenges in spatial navigation, behavioral fluctuations, wandering, and lower thresholds for being overwhelmed by stress and or stimulation. Symptoms can vary greatly among residents.
   c. For residents with dementia it is important to reinforce personal identity, enhance self-esteem, maximize independence, encourage social interaction, and create a wayfinding and orientation strategy that is easy to understand.

Features supporting enhanced design may include:

- Safety features that are not imposing,
- Reduced background noise,
- Enhancements of visual access,
- Signage and wayfinding tools or cues,
- Carpets that are textural and not patterned, to avoid the appearance of objects sitting on a field,
- Contrasting color finishes on walls to help define space,
- Exit doors disguised or camouflaged in some fashion (specifically for dementia residents),
- Floor materials and colors with complementing and limited contrast,
- Tactile art and life skills stations.

2.3.2. Staff

Operational efficiency is important to maximize the time staff are in direct contact with residents. To achieve this, the Small House Model uses minimal back-of-house support spaces to allow staff to spend as much time as possible in the common areas with residents. The intent is to maximize visibility from staff work areas to resident common areas and resident room entries so that staff are quickly alerted to any problems.

The Small House Model concept assumes a "universal-type" worker. The universal worker is a caregiver who provides a wide range of services, including meal planning, cooking, activity planning, laundry, light housekeeping, and personal care.

Space for staff respite, break space, is provided in the House and staff shall be considered in the design of landscaped spaces around the facility.

2.0 FUNCTIONAL CONCEPT

2.3. Operational Criteria

2.3.3. Food and Nutritional Services

The pantry and House kitchen are designed with the flexibility to accommodate the following two options:

Option 1:

- Food is delivered in bulk to either the House or Neighborhood Center then moved to the pantry and home kitchen. Dry goods are stored in the pantry; refrigerator and freezer storage is located in the kitchen and pantry. Food is then prepared, cooked and served in the kitchen. See Figure 2.7.

Option 2:

- Food is delivered to a central receiving/loading area in the Community Center, VA Hospital, or parent facility, where the central kitchen is located. The central kitchen is used for bulk food preparation, and storage. Food is prepared in the central kitchen and transported in bulk to the House where it is warmed or cooled and served directly from the kitchen. Even if the home kitchen is used only for serving of food cooked in bulk, it will have full cooking capabilities.

Dining is one of the most important aspects of the resident's day-to-day experience. Resident-focused dining involves offering food choices, developing appropriate menus, and planning the production and distribution of food. It may also include allowing residents to be involved in the activity of preparing the food. The House must respond to residents' dietary preferences and individual dining schedules as part of resident centered care. In both of the options delineated above, cooking and food preparation is a Home activity for residents that is about more than just eating, it is an essential part of their social interactions and activities of daily living. Snacks are accommodated and available to residents at all times of the day. Residents have access to a refrigerator and microwave for personal food items.



Figure 2.7 Kitchen during meal preparation in Tuscaloosa, AL Community Living Center.

2.0 FUNCTIONAL CONCEPT

2.3. Operational Criteria

2.3.4. Medication

Medication will be delivered directly to the medication room. Some medication storage shall be provided in lockable casework at each resident room, adjacent to the resident room entry for ease of access by staff. The use of carts will be kept to a minimum. If use of carts is required/preferred, care must be taken to reduce the impact on the home environment by utilizing non-institutional looking carts and those that create minimal noise. Cart usage will be controlled or regulated and only utilized at times of day that are least disruptive to residents, as determined by the nursing staff.

2.3.5. Linen and Materials Management

The management of linen and materials in the House operates in the background with minimal disruption to the residents as a result of the “off-stage” approach discussed in Section 2.2.2.2.

Clean linen and supplies:

- Frequency of cart use is lessened by decentralizing the storage of clean linen. Main linen and supply storage will be located in the Neighborhood Center when available, or in a clean linen room in the house. Secondary supply will be in decentralized closets in the House, and in casework in each resident room.

Soiled linen:

- Each resident bedroom will contain a soiled linen hamper. Soiled linen will be transported from the hamper to a cart housed in the soiled utility room in each House. Other biohazards and soiled linens such as those from the dining room will be transported in a closed hamper or cart directly to the soiled utility room. These hampers are then brought to a central soiled linen room in the Neighborhood Center.

Oxygen:

- If the facility chooses to have piped oxygen, it can be supplied in the following ways:
  1. From the gas manifold room to headwalls in the resident bedroom.
  2. If located on a VA Medical Center campus, a central oxygen tank may serve the Houses.
- Portable oxygen tanks shall be stored in the Gas Manifold Room.

Trash:

- Trash will be held in trash receptacles throughout the House and brought to the Soiled Utility Room in the House. If there is a Neighborhood Center in the facility, trash will be transferred from the Houses to the Neighborhood Center Soiled Utility Room before being moved off-site.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

2.4.1. New Construction

2.4.1.1. Site

1. Overall Site Layout and Planning

As previously described, the three components of the Small House (SH) Model are the House, Neighborhood Center, and Community Center. The House is the residents' house and where daily care is delivered; the Neighborhood Center provides centralized support functions and opportunities for social interaction between other Houses; the Community Center features destination functions and major support and administrative functions for large Small House (SH) Model facility.

Refer to 2.2.2.2 for a description of the Principles of Small House (SH) Model Design.

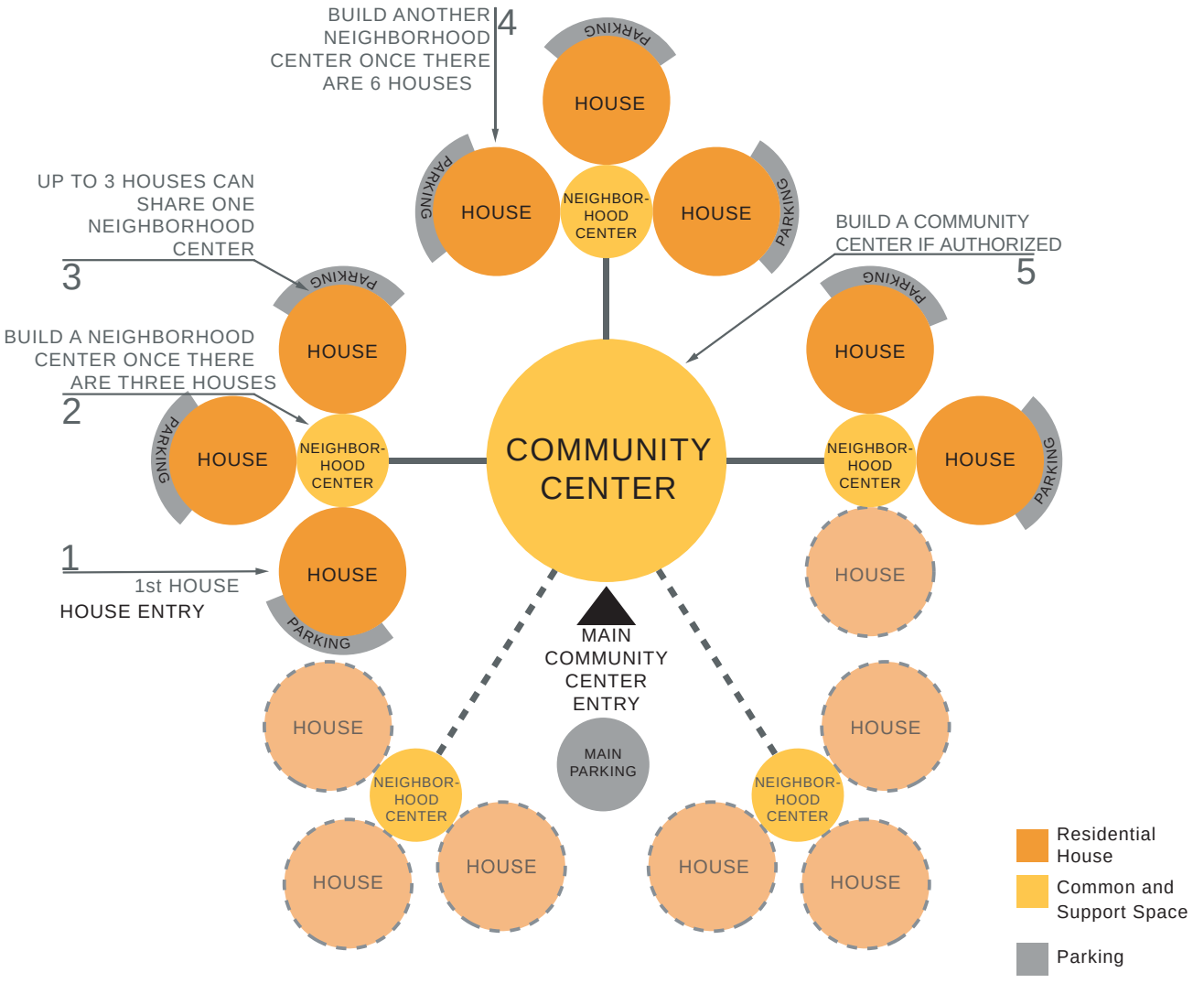


Figure 2.8 Overall House - Neighborhood - Community Diagram

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.1 Site cont'd)

Each project and site have their own unique characteristics. The type of setting, number of residents, expansion potential, and physical restrictions will be different for each. The site design must consider the activities of multiple types of users including residents, staff, visitors, maintenance personnel, service providers, and emergency responders. Components of the site plan include:

1. Site access and parking
   a. Access for emergency, service, and personal vehicles
   b. Parking for staff and visitors directly adjacent to each house



Figure 2.9 Access road and parking at Woodland Park in Harrisonburg, VA.

2. Entries
   a. Covered entry at each House, Neighborhood Center, and Community Center



Figure 2.10 Covered entry to a house at Woodland Park in Harrisonburg, VA.

3. Wayfinding and signage
   a. Refer to the VA Signage Design Manual



Figure 2.11 Site signage at the Woodland Park Green House in Harrisonburg, VA.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.1 Site cont'd)

4. Landscaped features
   a. Gardens for residents, staff and visitors including:
      - Healing or therapy gardens
      - Gardens designed specifically for Memory Care residents
      - Respite gardens



Figure 2.12 Vegetable garden at Grandview Terrace in Sun City, AZ.

   b. Accessible trails and walkways



Figure 2.13 Pedestrian walkway at Grandview Terrace in Sun City, AZ.

5. Setbacks and landscape buffers



Figure 2.14 Landscape buffer at the Tuscaloosa, AL CLC.

6. Utility access (underground services, no illustration)

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.1 Site cont'd)

Components of Site Plan:

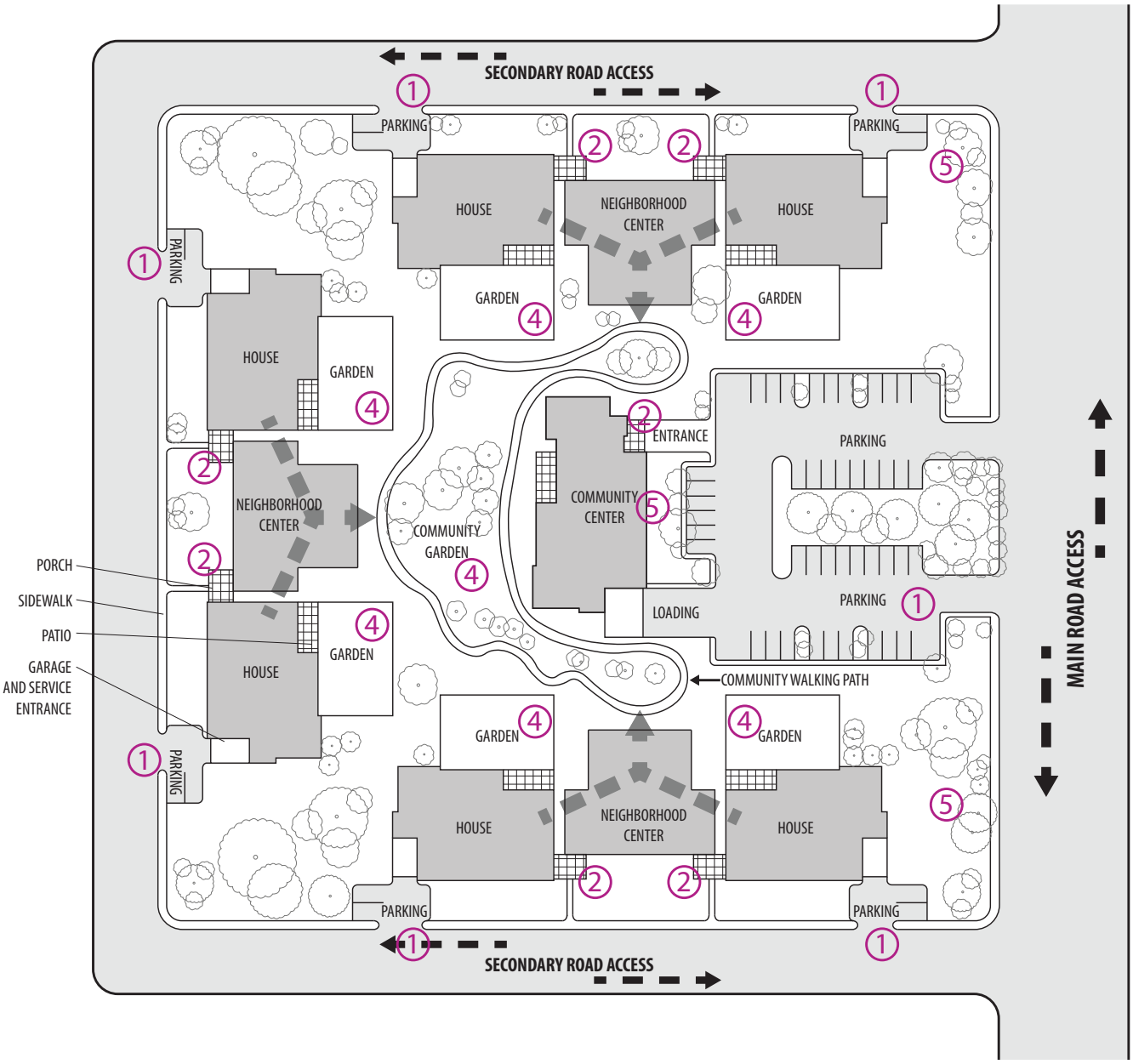


Figure 2.15 Example of a horizontally-organized (without vertical circulation) SH site plan, which shows the various site features described in the section above. Plan is not to scale.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.1 Site cont'd)

2. Stand Alone Facility vs. Attached to Existing Medical Center

Small House (SH) Model facilitites may be stand-alone, or may be attached to an existing VA Medical Center. Adjoining or proximate facilities may influence or determine certain characteristics of the new facility including, but not limited to:

- Location of the main entries to the Houses, Neighborhood Centers and/or Community Center
- Building height or exterior character
- Material selections, interior and exterior
- Views
- Location of loading dock and service circulation

When attached to an existing medical center, certain amenities and services may be shared, such as:

- Site access and roadways
- Loading dock and service circulation
- Outdoor amenities such as community gardens and gathering spaces
- Storage and maintenance facilities
- Food and nutritional services
- Materials such as linens, trash, and supplies

3. Horizontal vs. Vertical

Small House (SH) Model facilitites can be organized horizontally or vertically depending on the available site and the density requirements of the program and context.

A facility organized horizontally, will be a series of single story Houses connected to Neighborhood Centers and the Community Center (when programmed). Figure 2.15 is an example of a horizontal Small House (SH) Model facility.

A facility organized vertically, is a multi-story facility with one or two Houses per floor. In this arrangement, the Neighborhood Center may link the Houses on a shared floor or on a public lower level. The Community Center is located on the ground floor to serve all the Houses and the Neighborhood Centers. See Figure 2.16 and Figure 2.17. This facility type is likely to be located in an urban or suburban area where the size of the site is limited.

There must be accessible outdoor space at grade level. It is required that patios and balconies be contiguous with the common space located at each House on upper floors. If one of the Houses is dedicated to Memory Care, the outdoor space must be secure. A roof garden or terrace is acceptable as long as residents have direct access and the area is designed for the safety and security of the residents.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.1 Site cont'd)



Figure 2.16 St. Martin's in the Pines in Birmingham, AL is an example of a vertical design with 1 home per floor.



Figure 2.17 The Leonard Florence Center is an example of a vertical small house model (2 homes per floor).

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.1 Site cont'd)

4. Site Circulation and 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 the local zoning code or Authorities Having Jurisdiction (AHJs). On-site roadways should be planned with two-way and one-way traffic to provide safe and efficient circulation. Service access is best served by a separate service road that has different access points than public vehicular traffic.

Pedestrian and vehicular circulation on the site must put the residents' needs first. Pedestrian and vehicular circulation shall be kept separate with distinct buffers between the two; pedestrian circulation may be integrated into the landscape to provide that separation. Connecting walkways will provide direct access among the Houses, Neighborhoods, and Community Center.

Walkways shall be covered and/or enclosed when feasible and appropriate to protect pedestrians from the elements. All walkways must be accessible and constructed of concrete or other materials appropriate for people with physical impairments using canes, walkers, and wheelchairs. Adequate resting places, including interesting landscape features, will be provided along all pedestrian paths. Special consideration should be given to the walkway that leads to the front door of each House, making each of those entries distinct in the landscape.

Service circulation shall be separate from resident, family, and visitor circulation. Receiving and refuse areas shall be designed to receive trucks in a non-obtrusive way and be screened from residents' and visitors' view as much as possible. Also screen ground-based HVAC and electrical equipment.

5. Parking

The VA Parking and Design Manual and Calculation Spreadsheet on the TIL shall be referenced to determine the parking model and number of parking spaces required. Parking considerations should include peak demand based on each community's demand load.

Parking must address the following needs:

- Staff parking
- Visitor parking
- Delivery parking
- Maintenance vehicle parking
- SH Vans or Shuttles

Parking areas shall be located at the Community Center main entry and clustered at each House. They should be in small groupings rather than large lots. Some parking should be at each House or Neighborhood Center so that visitors can have direct access. Parking for any of the community's vans or other passenger vehicles used to transport residents will be provided in a driveway or garage, away from the main entry of the Houses.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.1 Site cont'd)

6. Emergency Access

Access to every part of the site and community for emergency vehicles shall be provided for ambulance, fire and rescue, law enforcement, and other emergency related vehicles. The roadways used for emergency purposes shall be maintained and unobstructed at all times. Consideration should be given to the House's garage to support emergency vehicles using it for access.

A loop road, or some means of complete site access (see Figure 2.15), is a desirable feature and required in most jurisdictions. Loop road design allows access for fire trucks and other emergency vehicles to complete a revolution around the facility.

7. Main Entry

Covered entrances at the Community Center, Neighborhood Centers, and Houses are required.

The House Front Porch is the covered entrance to each House.

8. Site Wayfinding and Signage

Signage will be located on site to assist visitors, staff, and service vehicular and pedestrian circulation. Circulation paths for vehicles and pedestrians must be easily identifiable with proper signage and directional arrows. Refer to VA Signage Design Guide on the TIL. It is recommended that signage is provided to identify the following:

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

Orientation to any facility requires wayfinding. Some suggestions for site wayfinding include:

- Signage with large, contrasting notations
- Color, patterns, or themes to assist with finding one's way to a specific house
- Lighting, both for signage and along pedestrian and vehicular pathways
- Signage where walkways cross or meet

9. Gardens and Landscaping

Access to outdoor spaces and the quality of the outdoor environment has a direct effect on the quality of life for residents. It is important to provide many different types and scales of gardens for Small House (SH) residents, staff, and visitors to encourage activity, passive engagement, and tranquility. Careful consideration must be given to the location of gardens. Visual access to them from common spaces such as living and dining rooms in the House, common space in the Neighborhood Center, and

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.1 Site cont'd)

the Great Room in the Community Center is important to encourage use by residents, beneficial for resident and staff well-being, and to allow staff to observe residents to keep them safe.

Gardens need a combination of activity spaces such as raised planters for gardening activities, seating for relaxation, paths for walking, and sensory elements such as an olfactory garden. Shade and protection from the wind at seating areas will be provided to prevent exposure to the elements.



Figure 2.18 The Courtyard at Penick Village Garden Cottage

The House garden is a protected environment that residents have free access to without staff supervision. Staff shall be able to observe the residents in the garden from the House's common spaces, and residents should be able to use the garden when they desire to. The following features should be considered (also see Figure 2.18):

- Covered and un-covered seating areas for the number of residents in a House
- Connection to a walking loop, turf areas, and raised planting beds
- Level walking surface materials on the primary routes with texture for traction
- Access to water source and outdoor power outlets

Special design and security considerations must be given to any garden space designed specifically for residents with dementia. Destination areas and focal points around the garden can help with navigation. The type of fence design around the garden can assist in preventing climbing and elopement.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.1 Site cont'd)

A garden for the Neighborhood Center should be located among the Houses and is a space for the residents to come together. Activity spaces such as a barbecue area that can accommodate those residents will be provided. The garden at the Community Center also includes spaces for residents, staff, and visitors to come together. Seating arrangements should be varied in scale and type, from benches (to allow for passive observation), to tables where residents and visitors can share a meal or other activities.

Planting should be indigenous to the geographic area in which the facility is located and include many varieties of plants to create visual interest year-round through color, shade, and texture. All plant material used should not be poisonous if ingested.

2.4.1.2. House

The House is the basic building block of the community; grouped together with other houses, it forms the neighborhoods. The House's layout in relation to other houses will have the greatest effect on the overall design of the community. The House is where residents will spend most of their time and have the most amount of interaction with the physical environment. The planning of the House takes into account the daily lives of the residents, staff flow and processes, the movement of materials, and connection to other Houses and the Neighborhood Center. The House may be for a specific group of people, for example those with dementia or those in Hospice, or there may be residents with different diagnoses combined in one House.

The basic components of the House are resident support and staff and administrative areas, see Figures 2.19 and 2.20. The following guidelines that follow these figures describe the overall layout and planning of the House:

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

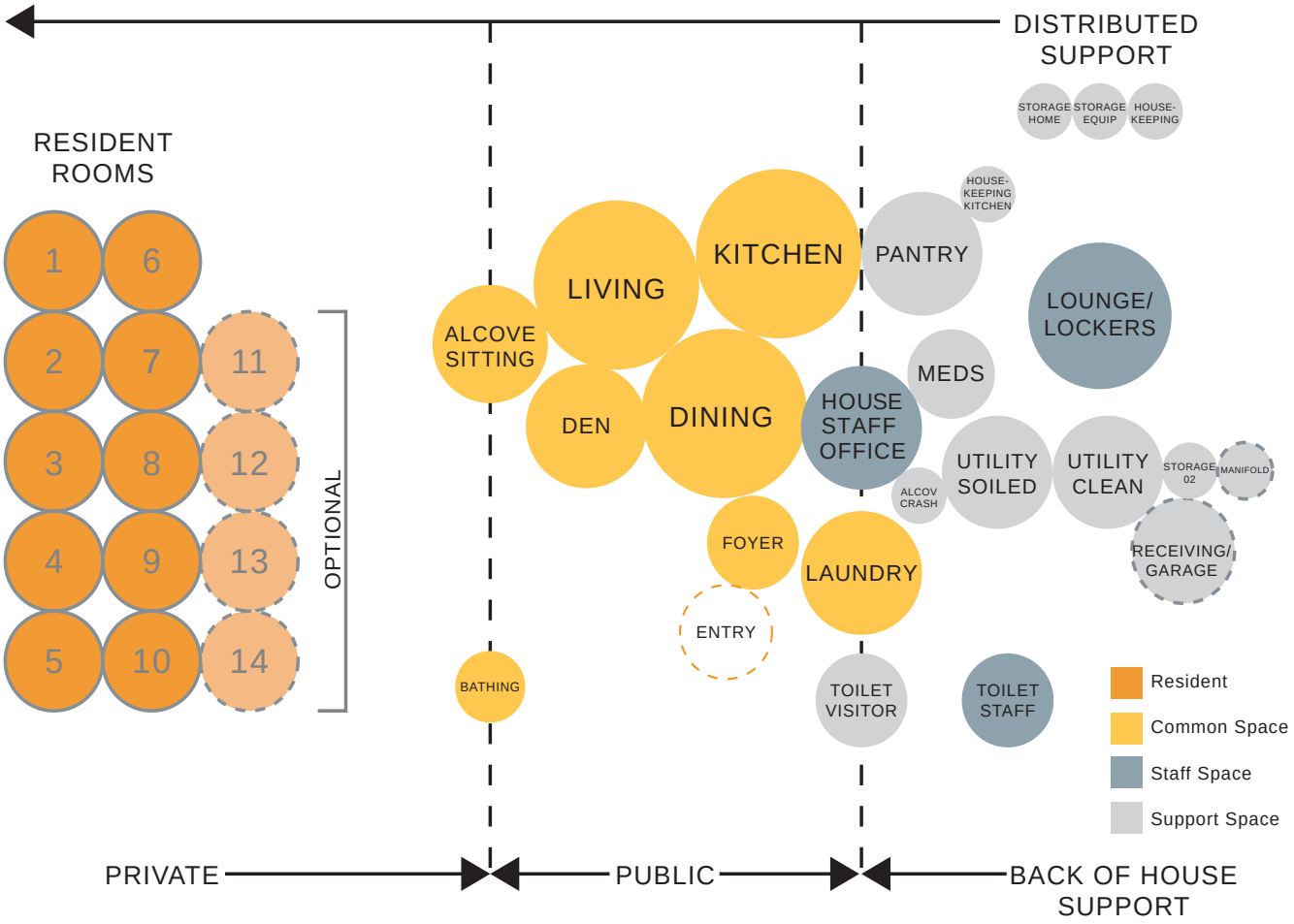


Figure 2.19 House Components

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

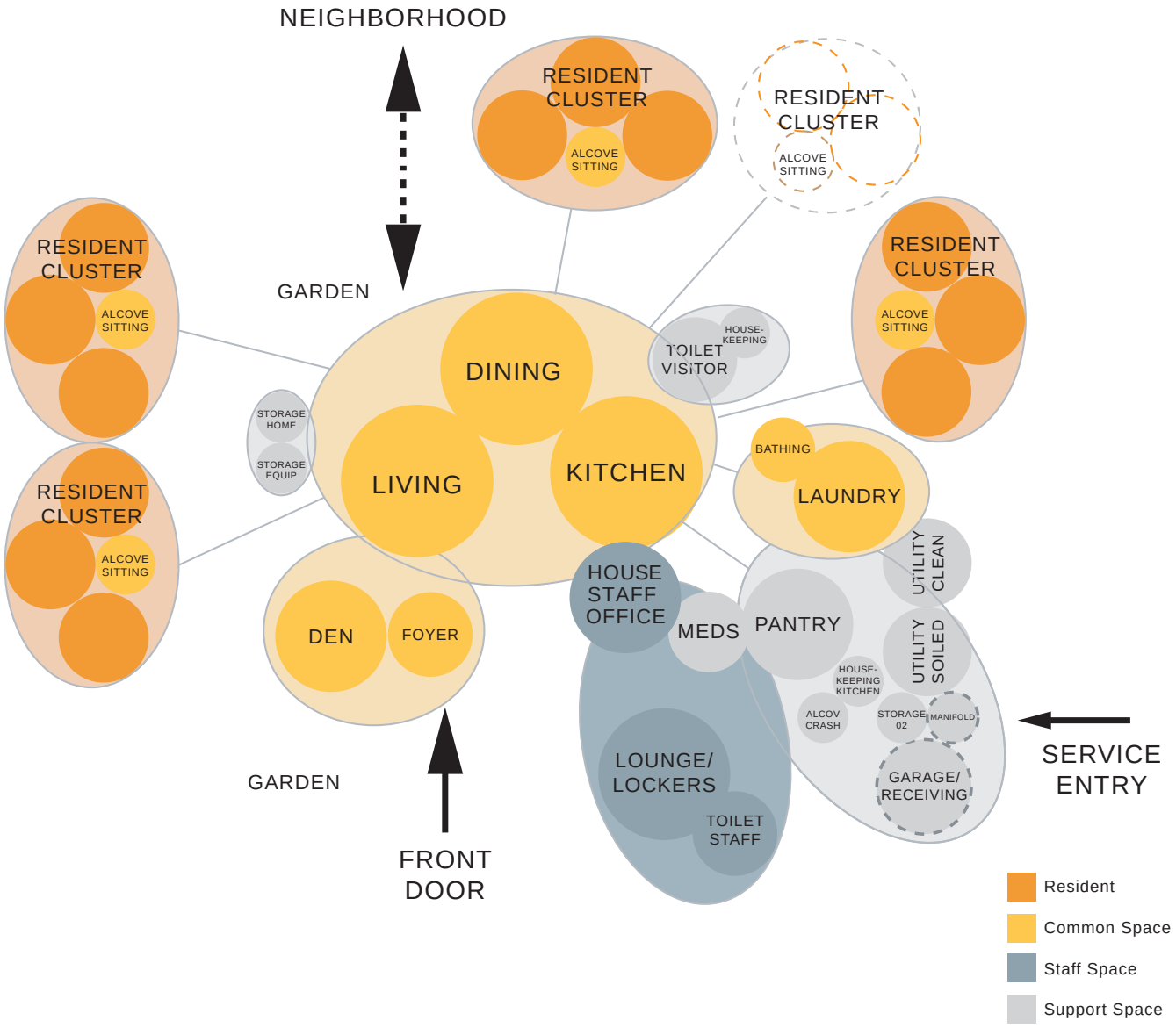


Figure 2.20 House Adjacencies Diagram

Guidelines for Resident Areas Layout and Character:

a. The Kitchen is located at the center of the House. The Kitchen will function as the "heart" of the House.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

b. The House must be residential in character and scale. Use a design philosophy based on minimizing institutional aspects, for example avoid use of medical carts and pre-fabricated medical headwall units for oxygen supply.

c. Corridor length has been minimized to support a more residential environment. Double loaded corridors only occur in "off-stage" staff areas.

d. Avoid dead ends at corridors, especially in Memory Care environments. Dead ends have been shown to frustrate or confuse those with dementia, which can lead to agitation among those who are wandering. If possible, avoid dead ends by connecting paths. End points of corridors should be a destination, such as the living room or another common area.

e. Views to the outside should be used to help facilitate wayfinding, provide natural light, and regulate sleep/wake patterns for residents, to name a few.

f. Families and visitors are likely to come into the facility often. The den, the family visiting space, is placed in a semi-public area of the House.

g. Each House has a weather-protected entry directly from the exterior that is the House's "front door."

h. Each House will have its own entry from the Neighborhood Center. This entry should clearly delineate that a visitor is now entering into a house.

i. Resident bedrooms are grouped into arrangements of rooms with access through a seating alcove.

j. Consider grouping resident rooms together in a private zone of the House while still retaining staff visibility from public spaces, see Figure 2.21.

k. Resident common areas shall be open and easily accessible spaces with direct access from the resident bedrooms. Common areas should have natural light and views from at least two sides, see Figure 2.22.

- Common areas include both highly active and less active social areas for spontaneous interactions. Active social areas include the den, living room, and dining room. Spontaneous social interaction areas include resident room seating alcoves and circulation zones.

1. Guidelines for Support and Staff Area Layout:

a. Support spaces are treated as back-of-house space. Minimize views from common areas to support doors and into staff and support spaces.

b. Supply is decentralized in closets to minimize the usage of large carts.

c. Good visibility is provided from the kitchen work area and house staff office to the living room and dining room. Also consider visibility to resident bedroom doors from the kitchen, where possible.

2. Flexibility and Inclusiveness of Houses

As previously described, the House may serve residents of all types and acuities. Residents with dementia require special considerations in the design of the environment. Such environments must help residents to cope with the effects of dementia and help reinforce the functions that the residents are still capable of performing. The following guidelines are beneficial to all:

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

a. Elimination of environmental stresses by not having an environment that is overly cluttered but still has focal points to retain interest, views to the outside, and artwork.
b. Inclusion of elements and activities that are familiar to the residents, such as:
    - food preparation / eating,
    - bathing / dressing,
    - board games,
    - puzzles,
    - reading,
    - stretching,
    - piano / music,
    - dancing,
    - housekeeping and laundry,
    - vacuuming.
c. Consider the effects of sensory over-stimulation for dementia residents, both auditory and visual. The acoustics of a space shall be designed so that background noise that is distracting is minimized. Reduce visual stimulation from such things as loud patterns and glare.
d. Provide signage and wayfinding tools or cues that are redundant in that they use graphics, words, elements and views to assist dementia residents in navigating the environment.
e. The community may choose to include a Sensory Therapy Room. The Sensory Therapy Room may be:
    - A Snoezelen Room is a therapeutic environment created for the express purpose of delivering high levels of stimuli to residents with dementia. A private room displays optical illusions with combined lighting effects, aromas, colors, textures and sounds to stimulate a person's sensory systems.
    - A Namaste Room is designed to surround residents with soothing sounds of nature, music and calming aromas similar to a spa. Residents who can no longer participate in traditional activities or tolerate too much stimulation can receive individualized care in a quiet, welcoming space.
f. Consider creating life enrichment stations throughout the House. These themed stations within the programmed common areas, corridors, or seating alcoves provide other opportunities for activities. The themes may include an office, a computer station, library, or other themes.

3. Designing for Social Engagement

Social engagement of residents with one another and with their families is of fundamental importance to the residents' quality of life. The environment can help facilitate that social engagement by offering a variety of social spaces in order for residents to participate at any level and degree, see Figure 2.23.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

There is a variety of spaces for both structured and un-structured, or casual interaction. These spaces should have abundant natural light and views to the outdoors, and are able to facilitate reading, conversations, media usage, family socializing, and spontaneous interactions.

While interaction and socializing with others is encouraged, choice for the resident of where and when to interact and/or participate is key. To aid in the resident's empowerment, places like seating alcoves and niches are provided in the design. These alcoves are configured to allow residents to preview the larger activity that is going on as passive observers or have quieter more intimate conversations with another resident or staff member. See Figure 2.21. Previewed spaces from the alcove may include the living room, dining room, or den.

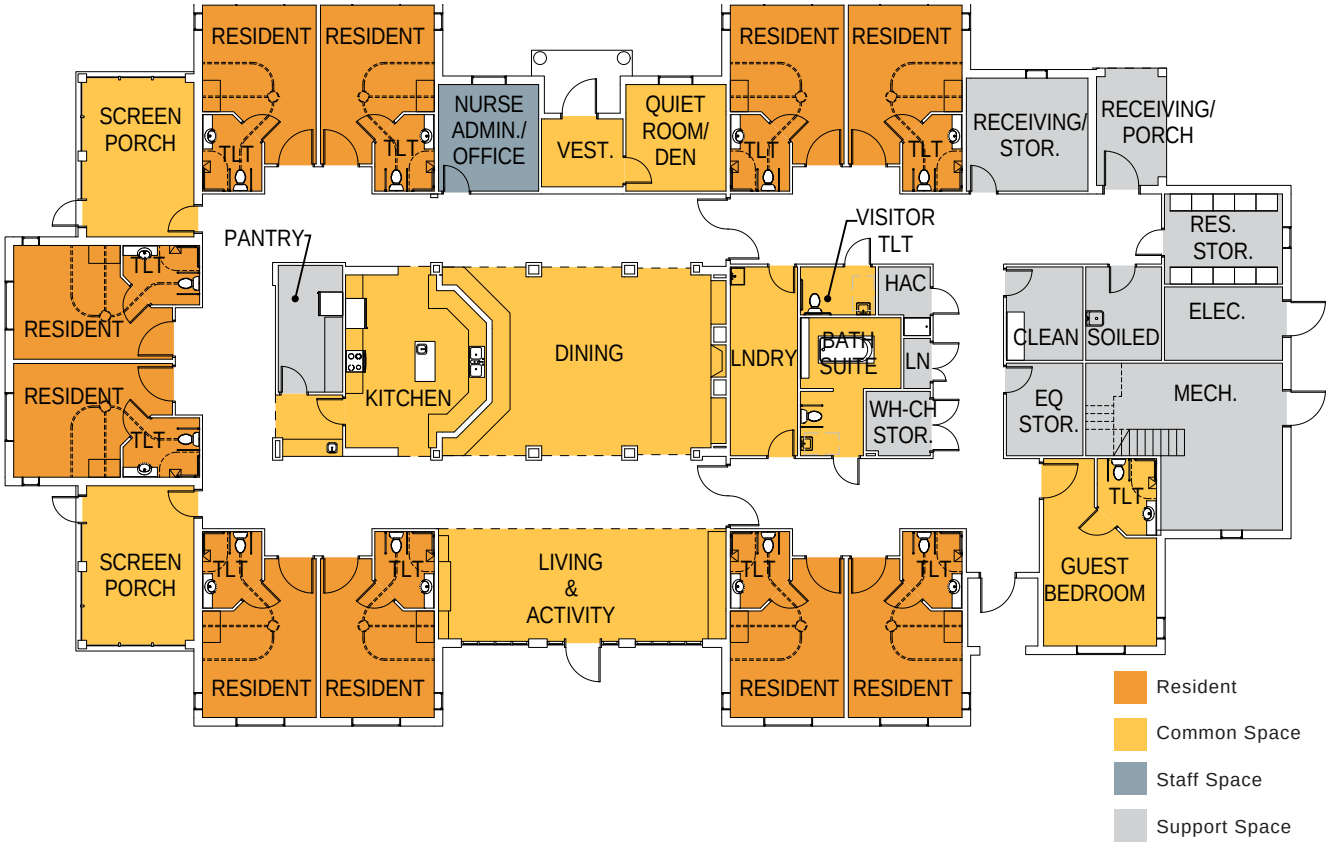


Figure 2.21 Floor plan of VA Tuscaloosa Community Living Center Cottage (Building 146). The resident rooms are in private areas and are not immediately in front of the dining and living rooms.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

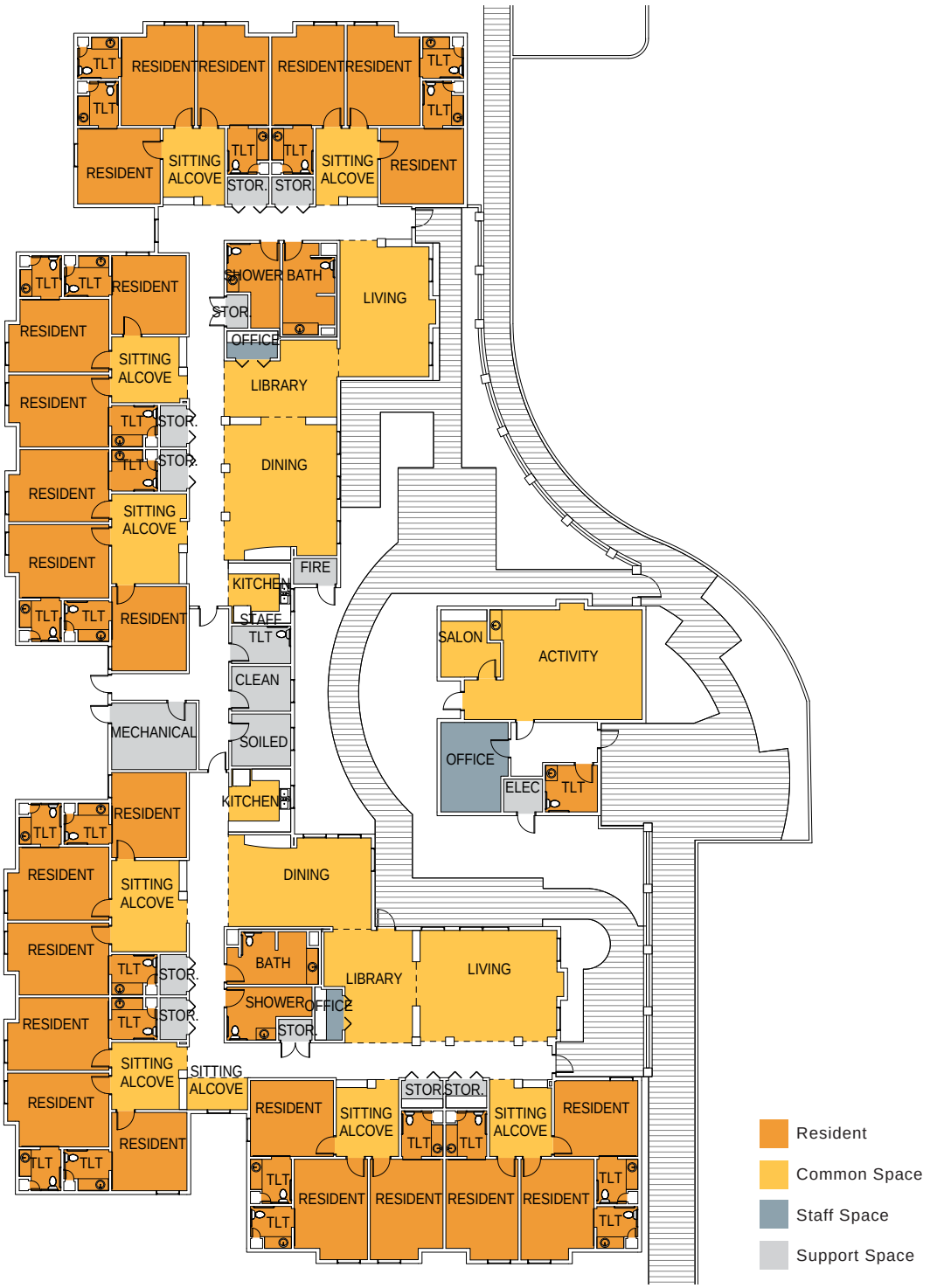


Figure 2.22 Sarah's Place Memory Care successfully separates resident rooms from main social spaces by clustering rooms around a small sitting alcove. Another successful feature of this plan is that it provides for ample natural light from multiple directions in each House's living room.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)



Figure 2.23 The living room at Santa Teresita has abundant natural light and multiple opportunities for social engagement.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

4. Room by Room Descriptions: House Resident Area

The following charts provide basic design guidelines for each space listed in the space program. Their purpose is to highlight distinguishing characteristics and features of each area, but they are not a replacement for the space program or the equipment list.

All resident areas must be free of impediments including mechanical and structural elements, controls, hardware, and other built-in items. All areas must comply with ABAAS & PG-18-13 Standards for Accessible Design:

a. **Resident Bedroom (see Section 4.7)**

Function	The bedroom is the private living space where the resident may furnish, decorate, display and store personal items. All resident bedrooms will be private rooms with an attached bathroom including a shower.
Design Direction	Bedrooms are designed universally to accommodate all residents regardless of needs, including those with a bariatric condition. The private resident room provides a sense of privacy and ownership of belongings for residents. Storage and desk space within the room provides opportunities for personalization with display. Two of the resident rooms in the House may have a connecting door between them to facilitate a couple or friends who may want to share living space.
Planning Considerations	Resident bedrooms and bathrooms are the basic building blocks of the House. Rooms are planned to limit view lines from common areas to the bed within the resident room. They are also planned to maximize view lines from bed to closet, wardrobe, window, and the TV wall. Resident rooms are clustered in groups of two to three around a sitting alcove. They are arranged so that there is a view from the bed and sitting area to the outdoors. See Figure 2.24.
Furniture / equipment / features	A patient lift track recessed in the ceiling from bed to bathroom allows easy and direct access for transfers from the bed to the bathroom. Locate seating next to window. The room is provided with a closet, counter space and a dresser for personal items and display. Specify a 13'-6" minimum length headwall for bed and night stand, and provide casework for medication storage.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)





Figure 2.24 (above left) The resident room at Lambeth House has large windows that provide natural light and views.
Figure 2.25 (above right) The materials in the resident bathroom at Penick Village are warm and residential.

b. Resident Bathroom (see Section 4.7)

Function	Each resident bedroom has a private full bathroom, including an accessible shower, adjacent to and accessed from the resident bedroom. The bathroom shall allow for storage of personal items and enable staff to safely aid the resident. The bathroom reinforces privacy, integrates personal care into the resident room, lessens the fears and discomforts associated with communal bathing, and reduces infection transmission.
Design Direction	All materials in the resident bathroom should be residential in feel. Selection considerations should include slip-resistant flooring, and finishes that facilitate ease of maintenance. See Figure 2.25.
Planning Considerations	Bathroom is located so that it is visible from bed area for easy and convenient access from bed to bathroom. Adequate lift use and transfer space to toilet and shower is provided.
Furniture / equipment / features	The toilet area includes fold down grab bars on either side so that staff and residents can use a variety of transfer methods. The shower area includes grab bars and a shower chair. The sink area includes a mirror that is usable from both a standing and seated position and casework for storage of resident toiletries.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

c. **Living Room (see Section 4.7)**

Function	The living room is a key gathering area of the House, accommodating activities such as watching television, reading, socializing, and relaxing.
Design Direction	The design for the room should have comfort and social engagement as top priorities and be arranged appropriately to accommodate most or all residents at one time, including residents in wheelchairs. Natural light is integrated into this area. See Figure 2.26.
Planning Considerations	Locate the room so that it is adjacent to Dining room and easily accessible from bedrooms.
Furniture / equipment / features	Provide a variety of seating that can be moved around for flexibility and multiple activities, a fireplace or other hearth element when appropriate, and built in casework for both display and storage. The area includes a TV and side tables.

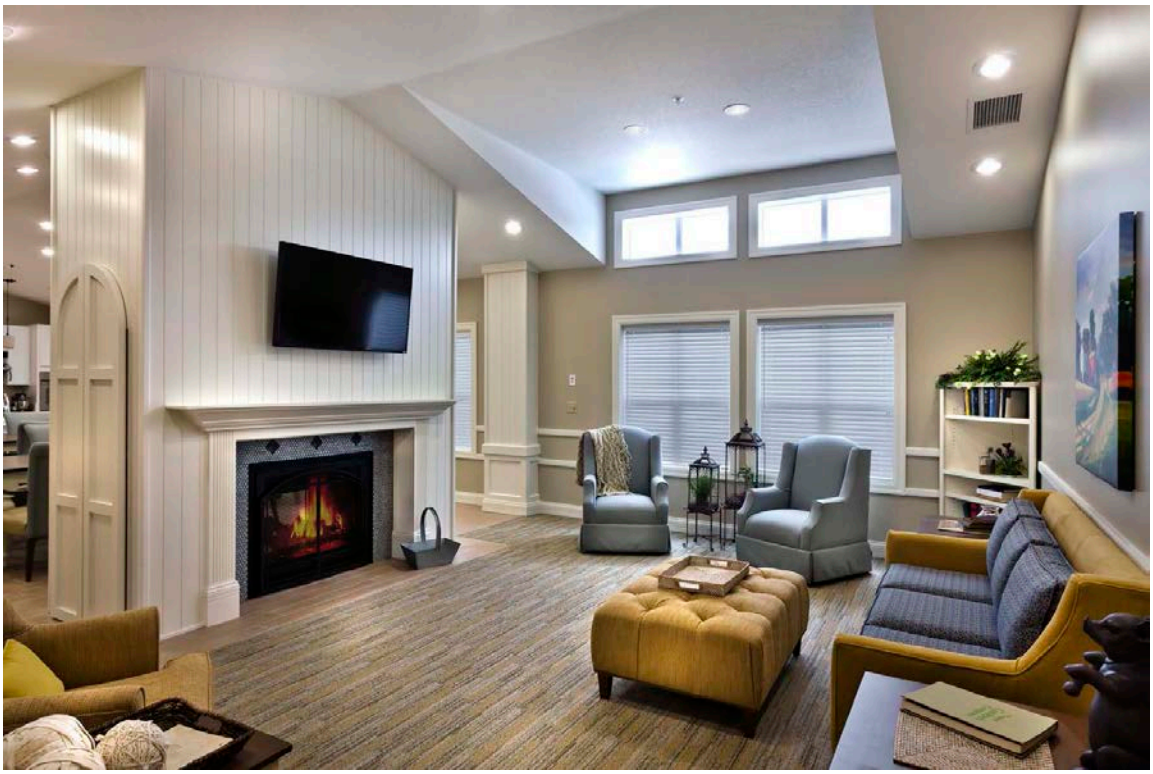


Figure 2.26 The Living Room at the Cottages at Hearthstone has ample natural light and residential seating arrangements.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

d. **Dining Room (see Section 4.7)**

Function	Dining is another of the primary living spaces in the House. Here residents gather for meals, socialize between meals, and engage in ad-hoc activities such as reading the newspaper and playing games.
Design Direction	The design accommodates a layout where all residents and care workers can gather for a meal at the same time while sitting around a single table. The aesthetic design for the room should be coordinated with the Living Room since they are co-located. Natural light should be incorporated.
Planning Considerations	Locate the room so that it is immediately adjacent to the Living Room and linked to the Kitchen with an open counter space. See Figure 2.27.
Furniture / equipment / features	Seating at the kitchen counter and the dining room table should have a total combined number of seats for all residents and 2 staff members or guests. The dining table should be able to be arranged to form a single table for a family style seating. To enhance the residential feel of the room, the Dining Room includes a credenza or casework for display and storage.



Figure 2.27 The Dining Room at Leonard Florence Center for Living has a large table for all residents, natural light, is adjacent to the kitchen and connected to the living room.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)



Figure 2.28 The kitchen at Santa Teresita is a full cooking kitchen with many residential features and details.

e. Kitchen (see Section 4.7)

Function	The Kitchen is a food preparation, serving, and staff work area. It is also a place where residents and staff can interact. The Kitchen may be utilized by residents for food preparation as an activity or as occupational therapy, if detailed in the House's operation plan.
Design Direction	The Kitchen is designed to promote a visual connection between staff and the following resident areas: Dining Room, Living Room, Seating Alcoves, and Bedroom entries. All materials should be similar to a typical residential kitchen, with residential style appliances, design, and detailing. See Figure 2.28.
Planning Considerations	Locate the Kitchen immediately adjacent to the Dining Room, separated by a counter where residents can sit and dine or help with meal preparations. The Kitchen should also be in close proximity to the Living Room to facilitate the visual connection between the areas.
Furniture / equipment / features	Provide a counter adjacent to the Dining Room which serves both rooms: as a work surface for the Kitchen (at counter height) and as a seating area for residents in the Dining Room (at table height). The Kitchen includes a reach-in refrigerator and freezer, a three-compartment prep sink, a stove with an exhaust hood, a commercial under-counter dishwasher, as well as dishware, linen, and utensil storage. The food serving area is linked to the Dining Room through an ice, beverage, and serving area. This area contains counter space, a sink, and a staff work zone. The beverage and ice area is accessible to residents and staff throughout the day and may be used to serve condiments and breakfast items. Other specific food equipment and pantry requirements are determined by the method of food delivery.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

f. **Den (see Section 4.7)**

Function	The Den is a separate room for small group conversations, staff meeting space, computer activities, television watching, visiting with family members, and also can serve as a resident quiet room or a bedroom for guest overnight stays. See Figure 2.29.
Design Direction	The Den is a small-scale, flexible and comfortable setting for quiet activities. The design shall be modest and warm, with residential features and details that coordinate with the Living and Dining rooms.
Planning Considerations	Locate the room along the exterior wall for access to natural light, and adjacent to the Living and Dining rooms to encourage use.
Furniture / equipment / features	Include a desk for computer use, a TV, side tables, and seating that can be converted into a bed for guests.



Figure 2.29 The den at Woodland Park in Harrisongburg, VA has ample natural light as well as an intimate feel.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)



Figure 2.30 Laundry Room at Woodland Park.

g. Laundry Room (see Section 4.7)

Function	This is a room for residents or staff to do laundry and fold clothes.
Design Direction	Accommodate resident and staff washing of personal items and storage for related supply items. Use materials that are easy to maintain and clean. As residents may use this space to do personal laundry, a residential atmosphere shall be maintained. Ensure proper ventilation to reduce heat within room, and isolate acoustically from nearby staff and resident areas. See Figure 2.30.
Planning Considerations	Locate the Laundry room so that it is adjacent to the Soiled Utility room and in close proximity to the House Staff Office and the Bathing Room.
Furniture / equipment / features	Provide 2 washers, 2 dryers, counter space for folding clothes, a laundry sink, and lockable storage for laundry and cleaning supplies.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)



Figure 2.31 The Bathing Suite at Penick Village Garden Cottage.

h. Bathing Room (see Section 4.7)

Function	The Bathing Room is for resident bathing and hair care with staff assistance. A separate but connected toilet room shall be included, which can also be used as the Visitor Toilet.
Design Direction	Create a spa-like environment for a serene bathing and hygiene experience. All finishes should be cleanable and residential in style. See Figure 2.31. Floor finishes should meet VA standards for slip-resistance.
Planning Considerations	Located near off-stage support areas and away from resident common areas to enhance resident privacy.
Furniture / equipment / features	Provide an assisted bathing tub and a salon chair with a hair-washing sink. Also provide towel bars, hooks, and a storage cabinet.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

i. **Vestibule / Foyer**

Function	The Vestibule / Foyer is the primary entry point of the House. It acts as a threshold between the surrounding community and the house. It will signify to staff and visitors that they are entering the residents' private house and provide a sense of homecoming to the residents.
Design Direction	Create a buffer between the exterior environment and the resident area of the house. The Foyer is tied aesthetically to the interior space of the house, but separated spatially as a transitional area.
Planning Considerations	Located immediate to the Entry / Front Porch, and near key common areas inside the House.
Furniture / equipment / features	Provide wayfinding cues (signage, natural lighting, sight lines, etc.) to aid residents and visitors accessing the House. Include bench seating.

j. **Sitting Alcove**

Function	The alcove is a transitional social space which creates a buffer between the resident room and the common areas. Alcoves serve as small group spaces where residents can observe activity without engaging directly with larger social groups in the Living or Dining Rooms.
Design Direction	Create an intimate, modest, and comfortable setting with a visual connection to larger social areas. Consider a physical separation with a partial-height wall to allow for coziness without isolation.
Planning Considerations	Located to create a threshold between resident rooms and core common areas, adjacent to resident corridor.
Furniture / equipment / features	Provide seating along with storage and display for reading material or other activities.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

k. **House Entry / Front Porch**

Function	The Entry to the House, a place for greeting and entrance also serves as a controlled access point.
Design Direction	Design the Entry with a welcoming front porch with seating. The porch provides covering from the elements and is a visually prominent cue to the front door. The House entry should match the aesthetics of the exterior envelope of the House. Provide a roof covering for weather protection and a seating area. See Figure 2.32.
Planning Considerations	The House Entry / Front Porch provides the connection to the outdoors or, in vertical settings, as an anteroom from the larger community to the house. It shall be conveniently accessible from the parking and drop-off area as well as the Foyer.
Furniture / equipment / features	Provide planters or pots, comfortable seating, and a door bell.



Figure 2.32 The Home entry at the Cottages at Hearthstone is a welcoming front porch.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

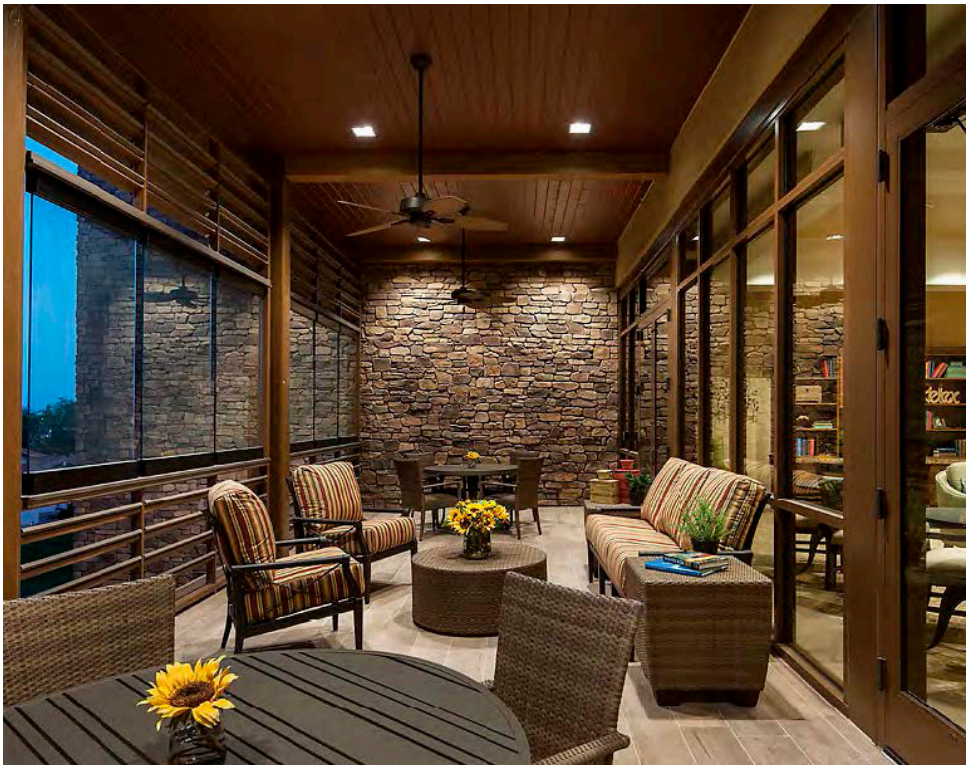


Figure 2.33 The deck at Friendship House has lounge seating and tables for many types of resident activities.

I. Balcony and Patio

Function	Balconies and Patios may be in addition to the Garden. In vertical settings these spaces provide protected access to the outdoors on upper floors that do not have direct access to a Garden. All outdoor spaces (patios, verandas, porches, balconies) afford sunlight, shade and vistas for residents.
Design Direction	Design will vary based on area climate as well as the materials and aesthetic of the building envelope. Consider the specific resident population when designing barrier heights and safety features. Provide a combination of lounge and table seating and activity areas such as planters for gardening, see Figure 2.33. Consider use of windows and/or screens for climate control and to control insects.
Planning Considerations	Locate Balcony and Patio spaces proximate to resident circulation and Living and/or Dining areas.
Furniture / equipment / features	Provide a variety of seating choices. Options for seating may include cafe tables with seating and lounge seating, and shall include space for wheelchairs. Residents shall have access to plantings in pots or raised planters. Include ceiling fans when appropriate for environmental conditions.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)



Figure 2.34 The Garden at Santa Teresita includes raised planters for resident activity.

m. Garden

Function	The Garden serves as a place of respite and gathering and provides controlled access to the outdoors for residents and staff. Activities include outdoor dining, gardening, socializing, and walking.
Design Direction	The Design will vary based on the climate and natural landscape of the site, including the variety of native flora and fauna in the area. Include a native, non-invasive planted landscape and a variety of landscape materials and seasonal color.
Planning Considerations	Locate the Garden proximate to resident circulation and Living and/or Dining rooms.
Furniture / equipment / features	Provide both covered and uncovered seating area with a connection to walking surface, turf areas, and planting beds. Special features may also be included such as fountains, birdbaths, feeders, sculptures, and raised planters. See Figure 2.34. Access to water and power is required to support gardening and other activities.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

5. Room by Room Descriptions: House Support Area

a. **Pantry (see Section 4.7)**

Function	The Pantry is support space for the Kitchen and provides space to store dry goods, chilled or frozen goods, and carts. The room should only be accessible to staff.
Design Direction	Design with durability and ease of maintenance in mind. The room should be lockable and will include an open storage area with adjustable shelving.
Planning Considerations	The Pantry must be adjacent to the Kitchen, near the receiving area of House.
Furniture / equipment / features	Provide adjustable shelving for dry goods and general kitchen storage, and a commercial-grade refrigerator and freezer. The Pantry will also be able to accommodate food service carts, if required by the local program

b. **Kitchen Housekeeping Closet**

Function	This closet is solely for storage of kitchen cleaning supplies. This is a staff-only space.
Design Direction	Design the closet as support space with durability and ease of maintenance as a priority.
Planning Considerations	Locate closet adjacent to the Kitchen such that there is ready access by staff from the Kitchen to facilitate cleaning and clean-up.
Furniture / equipment / features	Provide shelving for cleaning supply storage. The closet will also have controlled access.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

c. **Housekeeping Aides Closet**

Function	This closet is storage space for cleaning and other maintenance supplies used in the House. This is a staff-only storage closet.
Design Direction	Design the closet as support space with durability and ease of maintenance as a priority.
Planning Considerations	Locate this closet near off-stage support areas and circulation.
Furniture / equipment / features	Provide a janitor's sink and a mop/broom rack. Also provide controlled access.

d. **Clean Utility Room**

Function	The Clean Utility room is a central storage space within the House for clean linens and other clean supplies.
Design Direction	Design the room as support space with durability and ease of maintenance as a priority.
Planning Considerations	Locate Clean Utility so that it is near the other off-stage support rooms, particularly the Garage or Receiving.
Furniture / equipment / features	Provide shelving for clean storage as well as space for linen supply carts. Also provide controlled access.

e. **Soiled Utility Room**

Function	The Soiled Utility room is a holding space for outgoing soiled linen and waste. An initial rinsing of soiled items can also be accomplished here.
Design Direction	Design as support space with durability and ease of maintenance as a priority.
Planning Considerations	Locate Soiled Utility so that it is adjacent to the laundry area and near the receiving entry or Garage.
Furniture / equipment / features	Provide shelving, a hand-washing and utility sink, a hopper sink, and space for holding carts. Also provide controlled access.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

f. **Clean Linen Storage**

Function	The Clean Linen Storage (or closets) provides quick and easy access to clean linens for staff when they are changing or restocking linen in the resident rooms. The purpose of having decentralized linen closets in addition to the Clean Utility room, which also has linen storage, is to minimize the amount of time that an institutional supply cart is circulated throughout the resident area, while still maintaining an efficient process for staff.
Design Direction	Clean linen storage design shall follow residential design principles.
Planning Considerations	Locate these closets at regular intervals through the resident corridors.
Furniture / equipment / features	Provide hooks for lift slings and back-up clothing.

g. **Medication Room**

Function	This is controlled space for storage of all resident medications. It is a staff-only room.
Design Direction	Design the room with durability, security, and ease of maintenance as a priority.
Planning Considerations	The Medication room will be located directly adjacent to House Staff Office, near other staff areas.
Furniture / equipment / features	Provide a sink, work counter and cabinets for supplies, as well as a medication dispensing equipment and an under-counter refrigerator. Also provide controlled access.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

h. **Visitor Toilet**

Function	This toilet is for guests visiting or attending activities in social spaces, patients can also use it if they would prefer not to go back to their bedroom.
Design Direction	The finishes should be cleanable and residential in style.
Planning Considerations	Locate so that the toilet is easily accessible to the social areas of the House. It is also possible to use the Bathing Suite's toilet as the Visitor Toilet, provided that the single toilet room is properly located to serve both functions.
Furniture / equipment / features	Provide a toilet, a counter with an integral sink, and appropriate accessories similar to the toilet room that is part of the bathing suite, as shown on the Room Template.

i. **General Storage**

Function	This is general storage for the House including activity supplies and House decorations.
Design Direction	Design General Storage with durability and ease of maintenance as a priority.
Planning Considerations	General Storage may be centralized (off-stage) or decentralized in order to support the House's various operations. Some storage may also be accessed from outdoors to support maintenance of the House Garden or Patio.
Furniture / equipment / features	Provide shelving and space for supplies as appropriate. If storage is decentralized into multiple closets, each closet may be configured differently as they may support different operations within the House.

j. **Specialty Storage**

Function	This is storage of supplies and equipment used in resident daily social activities.
Design Direction	Design Specialty Storage with durability and ease of maintenance as a priority.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

Specialty Storage (cont'd)	
Planning Considerations	Specialty Storage may be centralized (off-stage) and located neas the main social area, or decentralized in order to support the resident's activities throughout House. Some storage may also be accessed from outdoors to support outdoor recreational activities like gardening.
Furniture / equipment / features	Provide shelving and space for supplies as appropriate. If storage is decentralized into multiple closets, each closet may be configured differently as they may support different activities.

k. **Equipment Storage (see Section 4.7)**

Function	This is storage for medical equipment used within the House.
Design Direction	Design Equipment Storage with durability and ease of maintenance as a priority.
Planning Considerations	Although this storage is an off-stage room and should be located with other support areas, it should not be far from resident areas where the equipment will be needed most often.
Furniture / equipment / features	Storage will vary based on resident population but will typically include a patient lift, a wheelchair scale, and extra wheelchairs.

l. **Garage / Receiving (see Section 4.7)**

Function	The Garage acts as a covered drop-off area both for residents going to and from the House during inclement weather, and loading and unloading of supplies and linens. It also provides space for break-down of incoming supplies. If a Garage is not included, a Receiving room will be provided which provides temporary holding and break-down space for incoming supplies.
Design Direction	Design the Garage with durability and ease of maintenance as a priority.
Planning Considerations	Located conveniently to the service entrance of the House, and support areas within the House. The Garage provides direct access to the off-stage zone.
Furniture / equipment / features	Provide waste receptacles, shelving as space permits, and access to a water outlet for cleaning.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

m. **Gas Manifold Room**

Function	This is space for the cylinder manifold for piped gases if oxygen is provided via cylinders. In the case that the House is located on a larger VA campus and oxygen will be piped in, the manifold is not required. The room also includes space for the storage of oxygen cylinders, sized appropriately depending on whether the cylinders are the sole source of oxygen or if they act as supplemental to the piped gases.
Design Direction	Design the room as support space with durability and ease of maintenance as a priority. Gas cylinder storage details per the VA Plumbing Design Manual are required.
Planning Considerations	Locate the room near off-stage support areas and Garage/Receiving.
Furniture / equipment / features	Room is equipped with manifold and controls for gas cylinders, where applicable. Also provide controlled access, and appropriate space for cylinder carts.

n. **Crash Cart Alcove**

Function	This is holding space for a crash cart.
Design Direction	Alcove design shall be consistent with the aesthetics of the resident area to best minimize the visual impact of the cart while keeping it easily accessible at all times.
Planning Considerations	The alcove should be located proximate to the Office and/or other staff areas like the Kitchen for easy access by staff.
Furniture / equipment / features	The alcove is sized to accommodate the cart stored and charging fully out of the path of travel. Provide emergency power for charging.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.2 House cont'd)

6. Room by Room Descriptions: House Staff and Administrative Area

a. **House Staff Office (see Section 4.7)**

Function	The House Staff Office is an administrative staff workspace for various paperwork, charting, and filing activities.
Design Direction	The Office is a single-person occupancy office with a computer workspace, room for paperwork, and record storage.
Planning Considerations	Locate the office adjacent to the Kitchen, with convenient access to the House Entry / Foyer and the Living and Dining rooms.
Furniture / equipment / features	Provide controls for nurse call and security systems, files, and a workstation with desk and computer. Also provide controlled access.

b. **Staff Lounge / Lockers**

Function	The Staff Lounge is a respite area for staff when they are not on duty as well as a storage area for staff personal items.
Design Direction	Lounge design shall provide privacy and a comfortable setting for staff members. Provide natural light and views to the outside.
Planning Considerations	As the room serves off-stage staff, it may be separated from resident areas, and its location should allow for staff to have privacy while in the lounge.
Furniture / equipment / features	Provide a table, seating, a sink, refrigerator, microwave, cabinets, and staff lockers. Also provide controlled access.

c. **Staff Toilet**

Function	Toilet room for staff use.
Design Direction	Design the room with durable and easily cleaned finishes per VA standards.
Planning Considerations	Located near the Staff Lounge and the House Staff Office.
Furniture / equipment / features	Provide a toilet, a counter with an integral sink, and appropriate accessories.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

2.4.1.3. Neighborhood Center

1. Overall Layout and Planning

Each Neighborhood Center provides services for three Houses. Its purpose is to provide the space and opportunity for residents to socialize with those that live beyond their own House. The Neighborhood Center includes a multi-purpose room for resident gathering and structured activities. These activities may include arts and crafts, games, lectures, and movies. It also serves as a centralized area for support functions such as clean linen storage for those three Houses.

The scale and relationship of the Neighborhood Center to each House ensures that all residents have access to a destination where they can socialize with residents beyond those that live in their house. Additionally, when the SH is not of sufficient size for a Community Center, the Neighborhood Center will function as the front door and administrative center of the community.

Access to the Neighborhood Center from the House should be short and easy to navigate. Resident circulation should be from the House into the common spaces of the Neighborhood Center. See Figure 2.36.

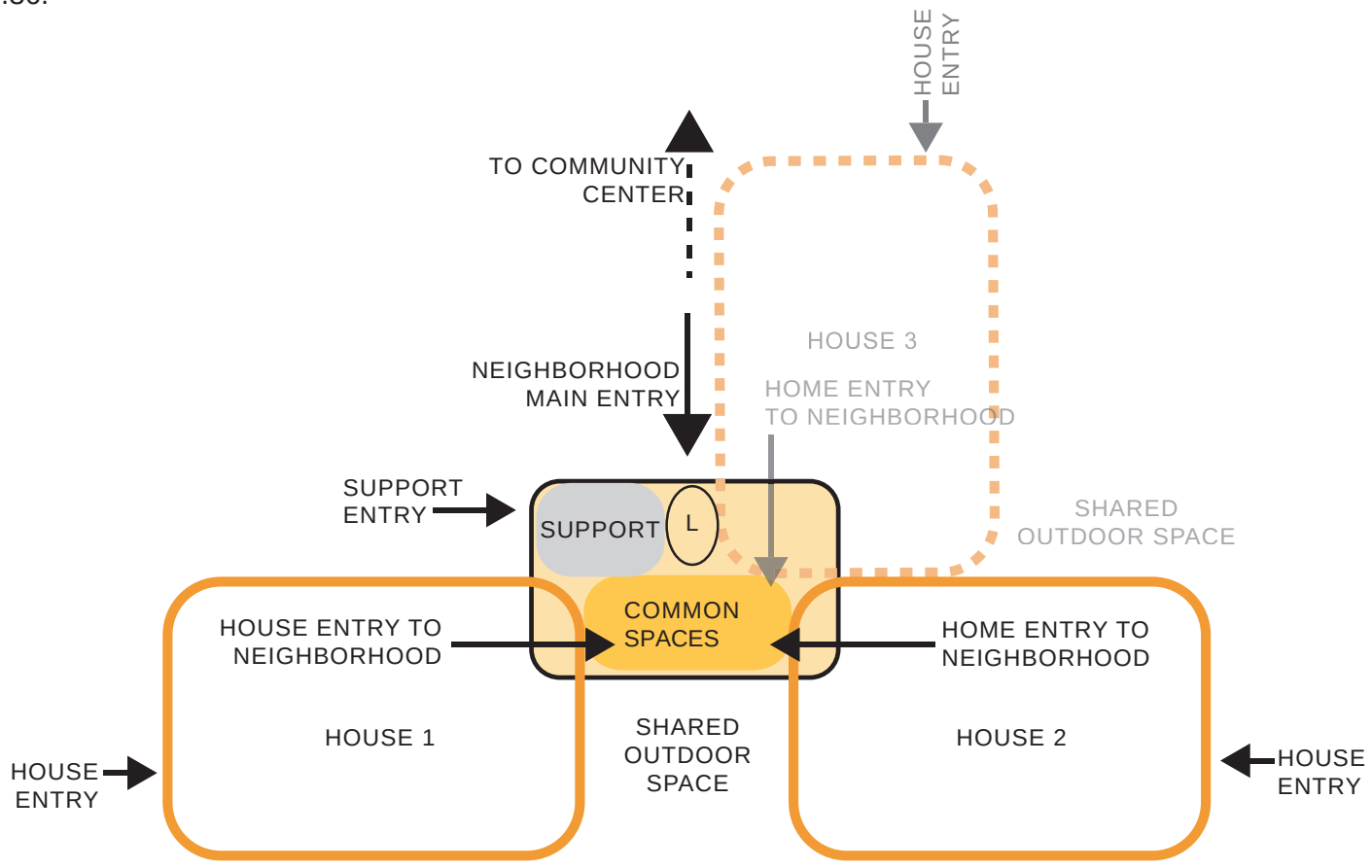


Figure 2.35 This diagram shows the functional relationship between each connection or entrance to the Neighborhood Center in relationship to the Center's internal layout.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.3 Neighborhood Center cont'd)

Room by Room Descriptions

2. Room by Room Descriptions: Neighborhood Center Resident Area

a. Neighborhood Center Lobby

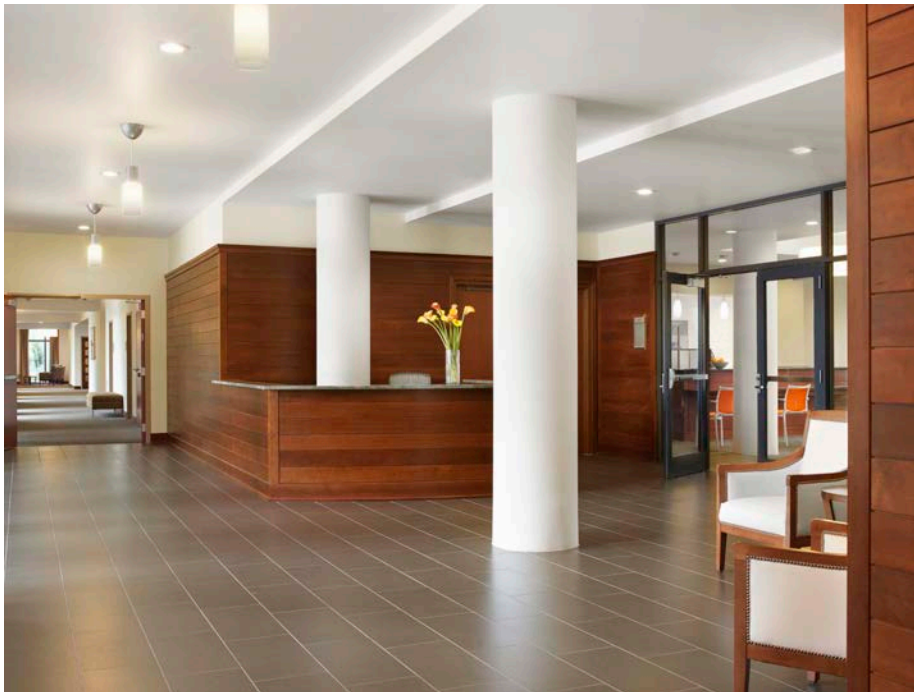


Figure 2.36 Lobby at Lambeth House showing a clear view to residential areas and the neighborhood activity room.

Function	The Lobby is transitional space between the houses and the program within the Neighborhood Center.
Design Direction	The design of the Lobby should reorient residents coming from their houses to the layout and circulation of the common areas in the Neighborhood Center. Well-defined wayfinding within the Lobby will facilitate directing residents toward their destination, and will also assist when residents are returning to their respective house. Finishes are residential in character.
Planning Considerations	Locate the Lobby such with direct access from the entrance to Neighborhood Center from each House that connects to it.
Furniture / equipment / features	Provide wayfinding (directional signage, natural lighting, sight lines, etc.) to aid in navigation of residents and visitors. Also provide seating for residents and visitors to rest while waiting to meet others.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.3 Neighborhood Center cont'd)

b. **Multipurpose Activity Room (see Section 4.7)**



Figure 2.37 The art room at Spring Lake Village features plenty of natural daylight with views of nature, along with movable furniture to accommodate a variety of activities and configurations. Copyright Chris Cooper. Courtesy Perkins Eastman.

Function	The Multipurpose Activity room provides space for large group events and resources for structured activities. The space is sized to accommodate residents in an auditorium-type setting using stacking chairs or for major events such as a holiday party with a mix of seating and standing. Activities that may occur in this space include but are not limited to: • Wet / dry arts and crafts • Bingo, cards and board games • Fitness classes and activities • Viewing sports or entertainment • Training and/or education • Religious or meditation activities
Design Direction	Prioritize flexibility to accommodate a variety of resident groups engaging in a variety of activities, this includes multiple zones in one room and the ability to move furniture depending on the activity. Room should have natural light and views to the outdoors. See Figure 2.37.
Planning Considerations	Locate the Multipurpose Activity room adjacent to and directly accessible from the Lobby.
Furniture / equipment / features	Provide a large, open space with high ceiling and adjustable lighting to accommodate tables, chairs, games, and a television. In the room there will also be a kitchenette with counter, wall and base cabinets, sink, microwave, dishwasher and refrigerator.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.3 Neighborhood Center cont'd)

3. Room by Room Descriptions: Neighborhood Center Support Area

a. **Conference Room**

Function	The Conference Room is a meeting and training room primarily for staff use.
Design Direction	Design the room for acoustic privacy and clear sight lines to the front of the room for teleconferences, presentations, or staff meetings.
Planning Considerations	Locate the Conference Room to achieve acoustical separation from the Multipurpose Room. If the rooms are located adjacent to each other, ensure that sufficient acoustical insulation is installed.
Furniture / equipment / features	Provide a conference table with seating for 8, a monitor and/or projection screen, a computer workstation, and teleconferencing capabilities.

b. Multipurpose Activity Room Storage (see Section 4.7)

Function	This is storage for items used in the Multipurpose Activity Room for the variety of activities described above.
Design Direction	Design the storage with durability and ease of maintenance as a priority.
Planning Considerations	The storage room should be accessed directly from the Multipurpose Activity Room.
Furniture / equipment / features	Provide shelving and ample space for furniture storage, i.e. chairs, tables, exercise mats, etc.

c. Public and Family Toilet

Function	These are toilet rooms for resident and visitor use while in the Neighborhood Center, and may serve as additional visitor toilets for each House.
Design Direction	Design the toilet rooms with the same language as the rest of the resident areas within the Community Center. Otherwise, consider using the same finishes as are used in the toilet rooms within the attached Houses.
Planning Considerations	Locate the toilet rooms adjacent to the Multipurpose Activity Room.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.3 Neighborhood Center cont'd)

Public and Family Toilet cont'd	
Furniture / equipment / features	Provide a toilet, a counter with an integral sink, and appropriate accessories.

d. **Housekeeping Aides Closet**

Function	This closet is storage space for cleaning and other maintenance supplies used in the Neighborhood Center. This is a staff-only storage closet.
Design Direction	Design the closet with durability and ease of maintenance as a priority.
Planning Considerations	Located near off-stage support areas and circulation.
Furniture / equipment / features	Provide a janitor's sink and a mop/broom rack. Also provide controlled access.

e. **Crash Cart Alcove**

Function	This is holding space for a crash cart.
Design Direction	Alcove design shall be consistent with the aesthetics of the resident area to best minimize the visual impact of the cart while keeping it easily accessible at all times.
Planning Considerations	The alcove should be located proximate to the Multipurpose Activity Room.
Furniture / equipment / features	The alcove is sized to accommodate the cart while stored and charging fully out of the path of travel. Provide emergency power for charging.

f. **Receiving / Breakdown Room**

Function	This is storage and break-out space for incoming supplies.
Design Direction	Design Receiving with durability and ease of maintenance as a priority.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.3 Neighborhood Center cont'd)

Receiving / Breakdown cont'd	
Planning Considerations	Locate this space adjacent to the service entrance.
Furniture / equipment / features	Provide waste receptacles and space for holding and unpacking incoming supplies.

g. **Clean Linen Storage**

Function	This is a central storage space for clean linens and other clean supplies for the entire Neighborhood, including the Neighborhood Center and all Houses.
Design Direction	Design the room with durability and ease of maintenance as a priority.
Planning Considerations	Locate Clean Linen Storage so that it is near Receiving.
Furniture / equipment / features	Provide shelving for clean storage as well as space for linen supply carts. Also provide controlled access.

h. **Soiled Linen Storage**

Function	The Soiled Linen Storage is used both for outgoing soiled linen and waste holding for the Neighborhood Center and as a collection and holding area for the Houses.
Design Direction	Design the room with durability and ease of maintenance as a priority.
Planning Considerations	Locate Soiled Linen Storage near the service entrance.
Furniture / equipment / features	Provide shelving, hand-washing and utility sink, and space for holding carts.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

2.4.1.4. Community Center

1. Overall Layout and Planning

The Community Center is the place where residents from the entire community gather to socialize casually, participate in large group activities, and access care and support services that are not easily or appropriately provided in the House or Neighborhood Center such as physical therapy. The Community Center serves as the “Town Center” of the community. It consists of three components: 1) common areas, 2) support, and 3) administration. It includes offices for those who are not front-line caregivers in the Houses and central support areas such as the main loading and central supply. Project teams may consider adding additional spaces based on specific program and future resident needs.



Figure 2.38 Community Center at Tuscaloosa, AL CLC.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

2. Room by Room Descriptions: Community Center Resident Area



Figure 2.39 Lobby at AgeSong Community Living.

a. Community Center Lobby

Function	The Lobby is transitional space between Neighborhoods and Community Center as well as from the main parking lot. It establishes wayfinding and circulation to each Neighborhood Center and the Houses and provides display opportunities and waiting space.
Design Direction	The design of the Lobby should orient residents coming from the entrance to the layout and circulation of the Community Center. Well-defined wayfinding will facilitate residents and visitors proceeding to their destination or continue through to a Neighborhood Center or House. The space should have ample light and high ceilings. See Figure 2.39.
Planning Considerations	Locate the Lobby directly accessible from the main entry and the Concierge Station.
Furniture / equipment / features	Provide wayfinding clues (directional signage, natural lighting, sight lines, etc.) to aid in navigation of residents and visitors to areas in the Community Center and to the Neighborhood Centers, casework display, and a variety of comfortable seating.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

b. Concierge Station (see Section 4.7)

Function	Concierge Station provides information on wayfinding and scheduling to visitors and residents, and maintains a visual connection for staff to the main entrance for safety and security purposes.
Design Direction	Maximize visibility from the reception desk to the main entrance doors. The desk should be approachable for both visitors and residents, including those using wheelchairs, while keeping office work out of view.
Planning Considerations	Locate the Concierge Station adjacent to the Lobby and the Security Station.
Furniture / equipment / features	Provide a reception desk (workstation and transaction counter) with room for two staff members to sit, computer workstations, and a printer.

c. Security Station

Function	This is a workspace for security staff for visual and/or electronic monitoring of the entrances and ensuring the safety of all residents.
Design Direction	Design shall provide a private and comfortable setting for security staff while still prioritizing view to main entrance.
Planning Considerations	Locate the Security Station near Lobby and adjacent to Reception.
Furniture / equipment / features	Provide CCTV monitors for all security cameras. The amount of equipment will vary based on the size of the Small House (SH) Model facility. Provide computer workstations based on the number of staff.

d. Consult Room

Function	The Consult Room is a space for staff to have private meetings, such as meetings with residents' families.
Design Direction	Design the room for the comfort of families with comfortable seating, warm colors, adjustable lighting, and acoustical privacy.
Planning Considerations	Locate the Consult Room near the staff offices.
Furniture / equipment / features	Provide a table and lounge-type chairs or loveseat in a small conference setting.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)



Figure 2.40 Club Room at Spring Lake Village. Copyright Chris Cooper. Courtesy Perkins Eastman.

e. Great Room (see Section 4.7)

Function	The Great Room is a large, casual gathering space for holiday and other special events. It can also be used on a daily basis by the residents as a core social destination within the Community Center.
Design Direction	The Great Room is designed for flexibility to accommodate a variety of activities, with finishes and furniture that evoke the feel of a residential living room. The room could be subdivided so that multiple groups of residents and families can comfortably use the room at the same time with a variety of seating areas, arrangements, and styles. Design priorities are to enhance comfort, acoustics, natural light, and access to the outdoors. See Figure 2.40.
Planning Considerations	Locate the Great Room so that it may be easily accessed through the Lobby and from the Neighborhood Centers.
Furniture / equipment / features	The focal point of the room may be a fireplace, hearth, or entertainment system. Provide seating to include armchairs, love seats along with coffee tables and side tables. Consider high ceilings and large windows if possible.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

f. Retail Store

Function	The Retail Store provides for retail space for the sale of items of daily necessities used by residents such as food items (dry and refrigerated goods) and gifts.
Design Direction	The space encourages a social shopping experience and is a destination for residents and visitors.
Planning Considerations	Locate the Retail Store near the Lobby.
Furniture / equipment / features	Provide shelving and display cases (including refrigerated display) for items and a retail transaction counter.

g. Post Office

Function	The Post Office has space for organizing and distributing incoming and outgoing mail.
Design Direction	Design as a destination space for residents to drop off and pick up mail as well as socialize.
Planning Considerations	Locate the Post Office near the other resident areas in the Community Center.
Furniture / equipment / features	Provide a desk and mail boxes that can be accessed together through a locked panel by the mail carrier, or individually by each resident with a key to their own box.

h. Theater (see Section 4.7)

Function	The Theater shall be used for showing movies and other video display on a large display monitor or screen. It can also be used for other seated entertainment.
Design Direction	Design to evoke a typical movie theater while prioritizing comfort, views and acoustics.
Planning Considerations	Locate the Theater near the other resident areas in the Community Center.
Furniture / equipment / features	Provide seats with arms which should be comfortable for residents to sit in for several hours. Also provide a monitor or projection screen, and light dimming / room-darkening capabilities.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

i. Library (see Section 4.7)

Function	The Library is used for reading, book storage, and computer use. Depending on the desires of each House, the Library may function more as a media center, or can be more functionally similar to a public library, for residents to browse and enjoy books and online materials in a quite setting.
Design Direction	Library design shall provide comfort to encourage residents to spend several hours at a time in the room, whether for reading or for computer use. Use study carrels or a similar strategy to enhance privacy at the computer workstations. Prioritize acoustics so that residents may enjoy the space quietly while activities are happening elsewhere in the Community Center. See Figure 2.41.
Planning Considerations	Locate the Library near the Great Room.
Furniture / equipment / features	Provide shelving for books and a variety of seating including computer workstations.



Figure 2.41 The Library at Smith Ranch features a variety of comfortable seating arrangements as well as carpet and plush furniture for acoustics.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

j. Hair Care Salon / Shop (see Section 4.7)

Function	The Hair Care Salon / Shop is for personal hair care for male and female residents.
Design Direction	Design the room with salon finishes to promote an enjoyable and social hair and nail experience. See Figure 2.42. The room should provide adequate ventilation to remove odors and have lighting required for hair care activities. The lighting may be dimmable. Design with durability and ease of maintenance as a priority.
Planning Considerations	Locate the Hair Care Salon / Shop near other resident areas.
Furniture / equipment / features	Provide styling chairs and side chairs for waiting. For hair care, provide a free-standing hair dryer, mirrors, and a shampoo sink, and two stylist stations. Also provide both a manicure and a pedicure station.

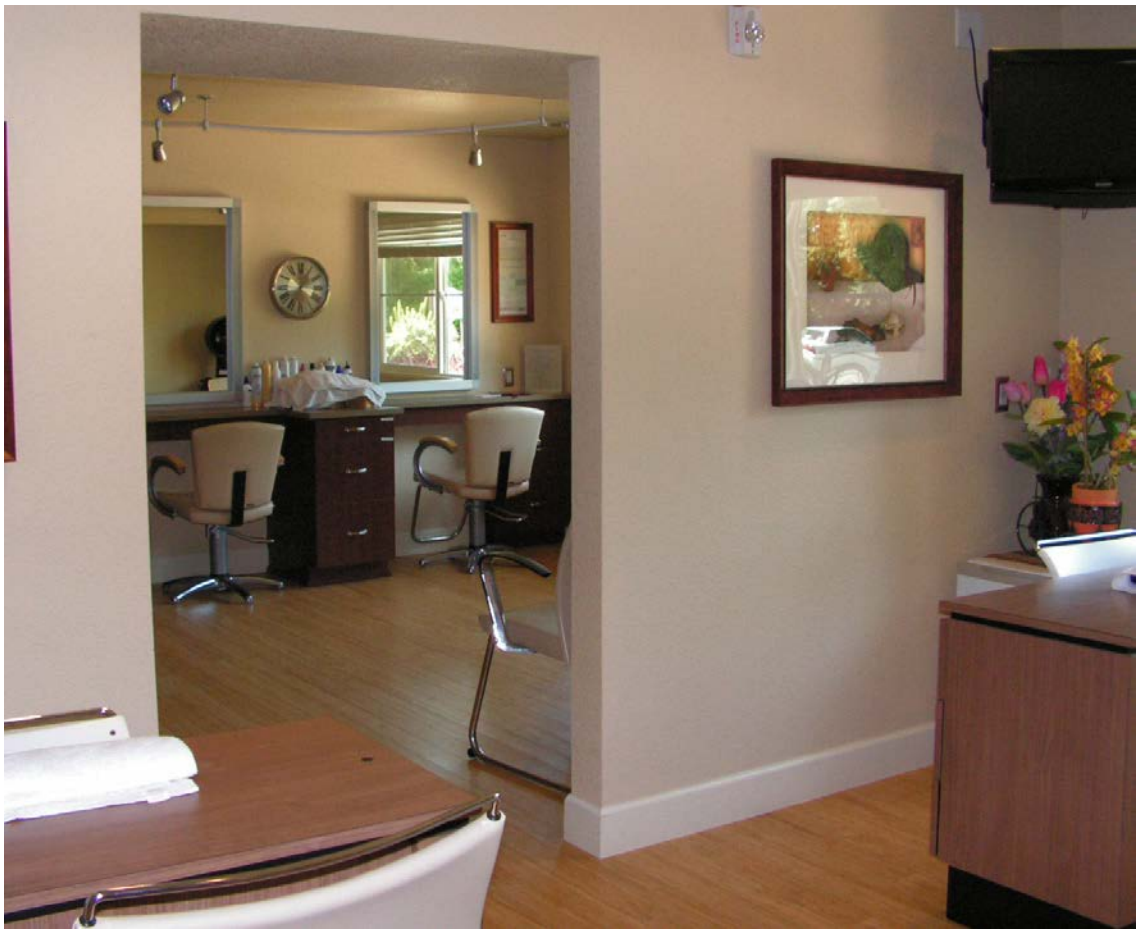


Figure 2.42 The Atria Tamalpais Creek Salon has multiple stations for hair care in a cheery, light environment to encourage residents to socialize while in the salon.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

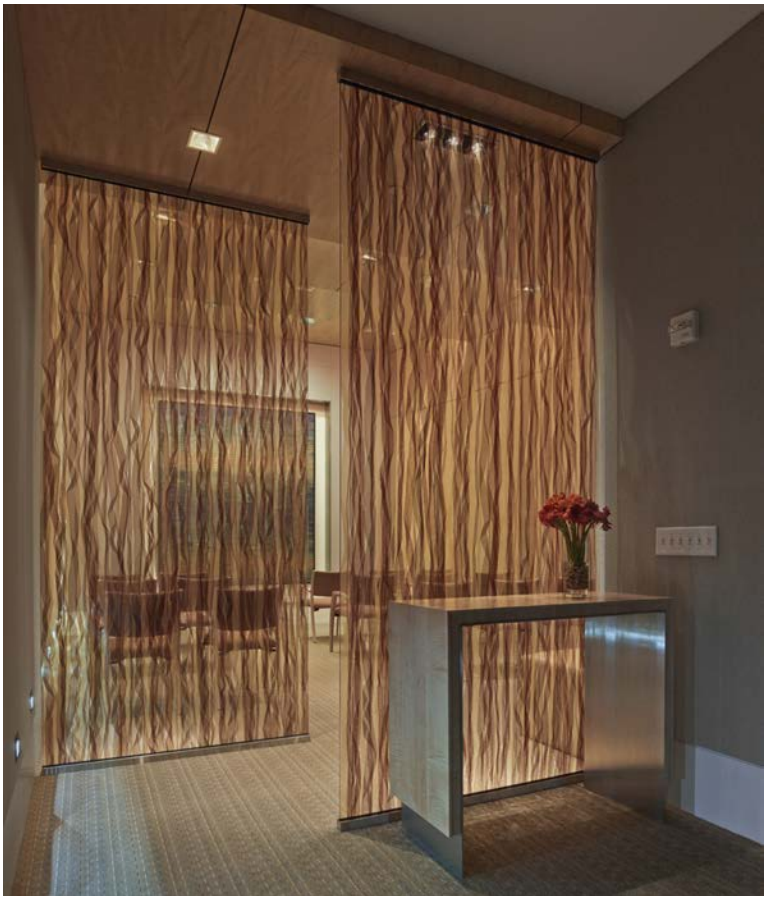


Figure 2.43 Vertical screens and lighting at the Kaiser LAMC Meditation Chapel are design elements that add to the peacefulness of the space.

k. Meditation Chapel (see Section 4.7)

Function	The Meditation Chapel is a dedicated spiritual area for reflection and services for all faiths.
Design Direction	Meditation Chapel design shall provide a peaceful and serene space with flexible seating for residents and visitors. Seating may be focused towards a furniture piece at one end which can serve as an altar or other focal point depending on the religious (or non-religious) ceremony or specific use. Special attention should be paid to lighting and acoustics. See Figure 2.43.
Planning Considerations	Locate the Meditation Chapel near other resident areas.
Furniture / equipment / features	Provide seating and table furnishings appropriate to the size of the room.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

I. PT / OT Exercise Gym (see Section 4.7)

Function	The PT / OT Exercise Gym is space for exercise and for physical and occupational therapy.
Design Direction	Design the PT / OT Exercise Gym shall render a a clean, safe environment where residents can engage in exercise alone or with a therapist. Choose finishes for durability and ease of maintenance. Flooring should prevent slipping and be cushioned to mitigate impact of any falls. See Figure 2.44.
Planning Considerations	Locate the Exam Room near the PT / OT Exercise Gym.
Furniture / equipment / features	Provide a treadmill, dumbbells with mat area, a mirror, workout bench, and other equipment per the equipment list.



Figure 2.44 The Gym at Smith Ranch features a safe sports flooring as well as ample clear space around all equipment for resident ease of movement as assistance from a therapist.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

m. Exam Room

Function	The Exam Room is space for residents to meet with care providers in a clinical setting.
Design Direction	Design the room with clinical finishes, and arrange it to maximize interaction and collaboration between resident and caregiver.
Planning Considerations	Locate the Exam Room near the PT / OT Exercise Gym and Great Room.
Furniture / equipment / features	Provide a hand-washing sink with counter-top and wall cabinets, an exam table, a diagnostics system with otoscope and ophthalmoscope, a computer workstation, a supply cart, and a laundry hamper.

n. Public and Family Toilet

Function	The Toilet Room in the Community Center is for visitors, residents, and staff use.
Design Direction	Design the public toilet with durability and ease of maintenance as a priority.
Planning Considerations	Locate the toilet rooms adjacent to Lobby.
Furniture / equipment / features	Provide a wheelchair accessible toilet as well as additional toilets or urinals depending on fixture count requirements, toilet stalls, and a vanity top with sinks and a mirror.

o. Covered Entry

Function	The Entry provides protection for drop-off and pick-up of residents and visitors at the Community Center.
Design Direction	Design of the Covered Entry shall be aesthetically consistent with the exterior envelope of the building.
Planning Considerations	The Entry extends from the front door of the Community Center to the drop-off driveway.
Furniture / equipment / features	Provide automatic doors, lighting for safety and security, bench seating, and a canopy to cover vehicles as they drop off or pick up passengers.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

3. Room by Room Descriptions: Community Center Support Area

a. Hair Care Salon / Shop Storage

Function	This is storage for supplies and equipment to support the Hair Care Salon / Shop.
Design Direction	Design the storage with durability and ease of maintenance as a priority.
Planning Considerations	Locate this room adjacent to Hair Care Salon / Shop.
Furniture / equipment / features	Provide shelving for supplies.

b. Maintenance Storage

Function	This is storage for supplies and equipment to support facilities maintenance.
Design Direction	Design the storage with durability and ease of maintenance as a priority.
Planning Considerations	Locate this room adjacent to other support areas.
Furniture / equipment / features	Provide shelving for supplies.

c. Housekeeping Aides Closet

Function	This storage space for cleaning and other maintenance supplies.
Design Direction	Design the closet with durability and ease of maintenance as a priority.
Planning Considerations	Locate this closet close to other support areas and circulation.
Furniture / equipment / features	Provide a janitor's sink and a mop/broom rack.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

d. Crash Cart Alcove

Function	This is holding space for a crash cart.
Design Direction	Design of the alcove shall be consistent with the aesthetics of the Community Center to best minimize the visual impact of the cart while keeping it easily accessible at all times.
Planning Considerations	The alcove should be located proximate to the resident areas for easy access and use by staff.
Furniture / equipment / features	The alcove is sized to accommodate the cart while stored and charging fully out of the path of travel. Provide emergency power for charging.

e. Receiving / Loading

Function	Receiving is a storage and break-down space for incoming supplies, as well as holding space for outgoing soiled items.
Design Direction	Design this room with durability and ease of maintenance as a priority.
Planning Considerations	Receiving is located adjacent to the service entrance/loading area.
Furniture / equipment / features	Provide waste receptacles.

4. Room by Room Descriptions: Staff and Administrative Area

a. Offices

Function	The offices provide work space for: • Director • Nurse Leader • Medical Director • Social Worker • Maintenance

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

Offices cont'd	
Design Direction	Design of the office spaces shall provide private and comfortable settings for staff and visiting workers.
Planning Considerations	Locate the offices near the Exam Room, Team Workroom, and Staff Toilet.
Furniture / equipment / features	Provide a desk, storage, computer workstation, and two side chairs in each office.

b. Copy Room

Function	The Copy Room contains the copier, shredder, and office supplies.
Design Direction	Prioritize sound isolation and ventilation.
Planning Considerations	Locate the Copy Room near the staff offices.
Furniture / equipment / features	Include a copier, a shredder, casework for storage, and a countertop work surface.

c. Team Workroom

Function	This is working space for staff who come to the Small House (SH) Model occasionally but do not have their own dedicated office spaces.
Design Direction	Design of the Team Workroom shall provide a private work setting with multiple workstations to accommodate several independent staff and visiting workers at once. The size of the room and the number of staff it may need to accommodate will depend on the number of houses and the demographics of the residents.
Planning Considerations	Locate the workroom near the Staff Lounge, Staff Toilet and other offices.
Furniture / equipment / features	Provide teaming tables and computer workstations or docking stations.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.1.4 Community Center cont'd)

d. Staff Lounge

Function	The lounge is a respite area for staff while not working or on duty, as well as storage for staff lunches and other personal items.
Design Direction	Design of the Staff Lounge shall provide a private and comfortable setting for staff and visiting workers.
Planning Considerations	Locate the lounge near the offices, Team Workroom, and Staff Toilet.
Furniture / equipment / features	Provide table seating, a sink, microwave, refrigerator, and storage.

e. Staff Toilet

Function	This is a toilet for staff use.
Design Direction	Design the room with durable and easily cleaned finishes.
Planning Considerations	Locate the Staff Toilet near the offices, the Team Workroom, and the Staff Lounge.
Furniture / equipment / features	Provide a wheelchair accessible toilet, vanity top with sink, mirror, and appropriate accessories.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

2.4.2. Renovation

Renovation and conversion of existing facilities to accommodate the Small House (SH) Model of care shall follow the same guidelines and include the same spaces as new facilities described in the previous section. There are inherent challenges in modifying existing environments that were built for a different model of care. These environments are likely to be more institutional in layout and character. Challenges may include long and linear double loaded corridor layouts, double rooms, limited natural light, lack of common space, an institutional aesthetic, and dated systems and infrastructure.

In order to help alleviate these challenges, the following is a list of priorities for renovation projects ranked in order of importance (Refer to Figure 2.45).

2.4.2.1. Renovation Project Priorities

Houses containing 10, 12 or 14 resident bedrooms with distinct entries

Large floor plates can be broken up into small clusters of 10, 12 or 14 resident bedrooms to create a house. Each House shall have its own distinct entry to give residents a sense of identity and ownership. That entry should include a front door and foyer so that residents, staff, and visitors know they are entering a house.

1. **Single occupancy resident rooms**

Resident rooms should be single occupancy. Each resident room shall have access to natural light, acoustical privacy, dedicated storage, and direct access to the resident bathroom.

2. **Kitchen as the focal point of the House**

The Kitchen shall be the heart of the House. Acting as the hearth, it is intended to be the most active part of the House with access to as much natural light as possible. It should be located immediately adjacent to Dining, Living, and the house's circulation. See Figure 2.49. The Kitchen is a full cooking kitchen, and include a work space for staff paperwork.

3. **Open up double loaded corridor to common space and natural light**

Double loaded corridors should be opened up on at least one side for common spaces such as living and dining. This will permit maximum light to the interior of the floor plate and help reduce the length of corridors. See Figure 2.47 and Figure 2.48.

4. **Accessible common spaces**

Common spaces such as living, dining, and den should be easily accessible from all resident rooms.

5. **Interior residential finishes**

Use finishes that are residential in nature in all spaces commonly accessed by residents.

6. **Off stage support space**

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.2 Renovation cont'd)

Support space should be out of direct sight from residents view and resident circulation whenever possible. All carts should be located in alcoves along corridors or in enclosed rooms out of view.

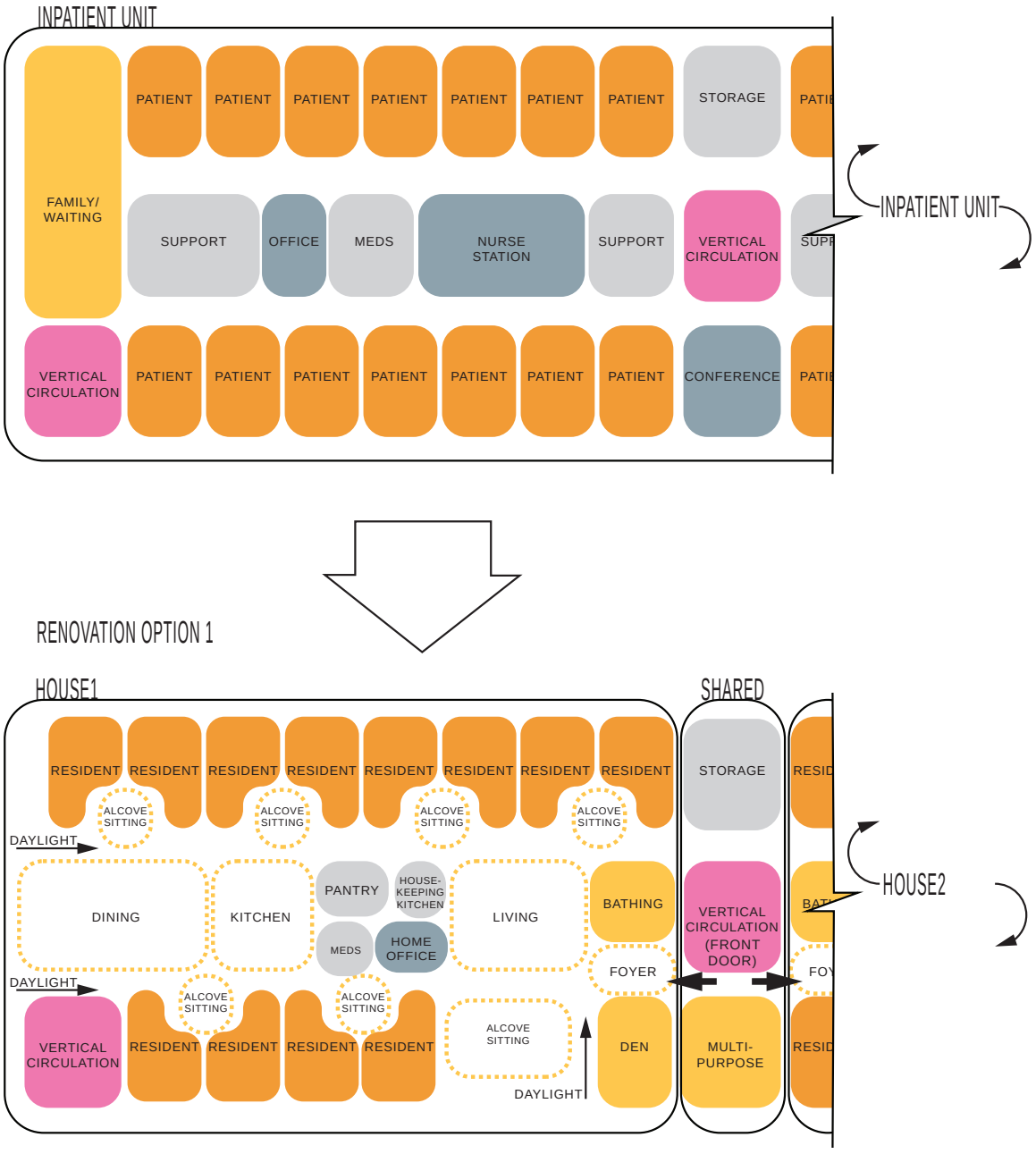


Figure 2.45 Functional diagram of a renovation from a typical hospital in-patient bed tower to a house model.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.2 Renovation cont'd)



Figure 2.46 Floor plan at Martinsburg VA CLC Renovation.

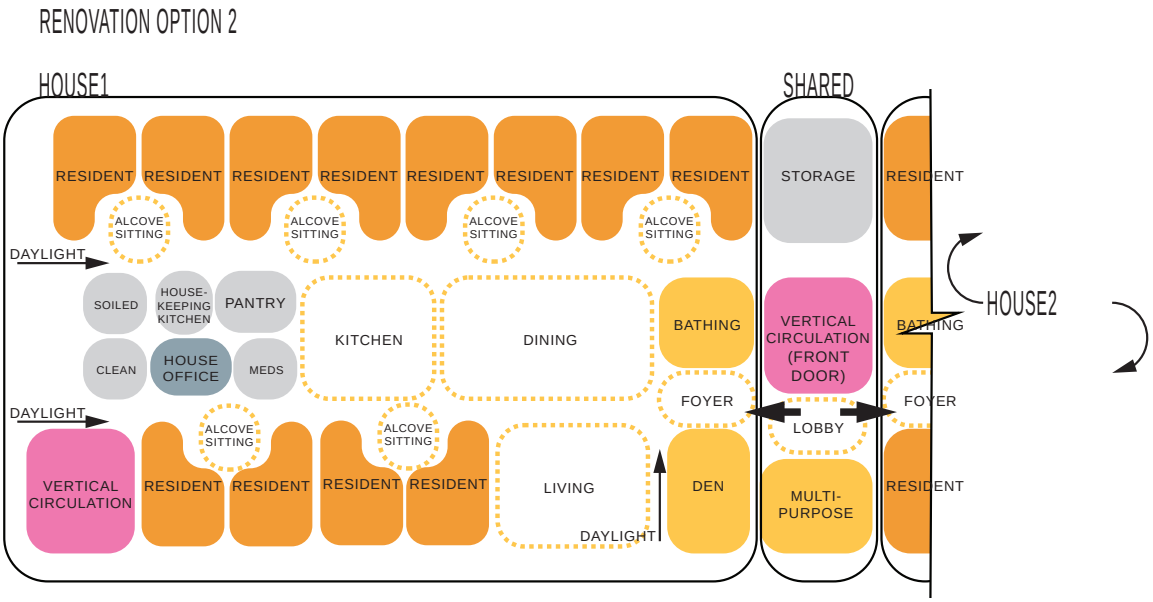


Figure 2.47 Another strategy for a functional diagram of a renovation from a typical hospital in-patient bed tower to a house model.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.2 Renovation cont'd)

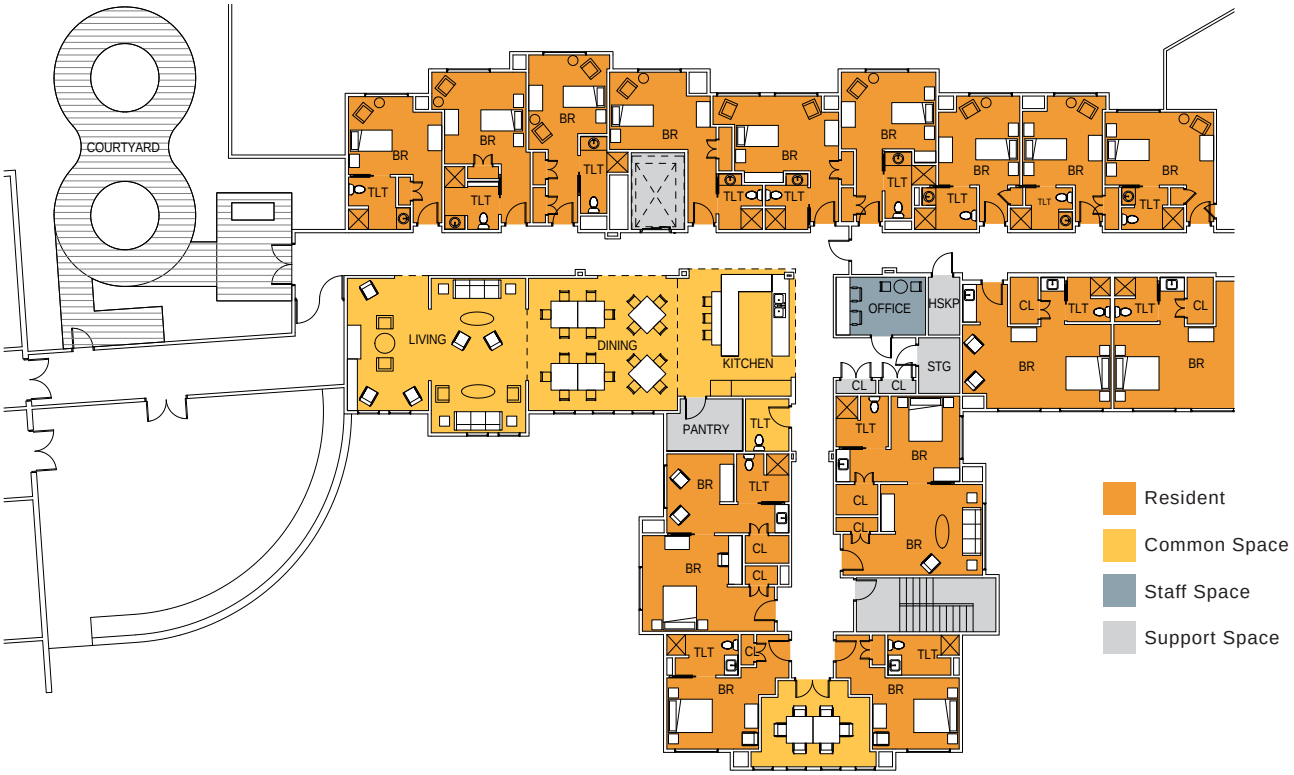


Figure 2.48 The renovation at the Grove at Covenant Village of Cromwell opens up the previously-existing double-loaded corridor at the Living, Dining, and Kitchen areas to let natural light deep into the floor plate.



Figure 2.49 Kitchen at the Grove at Covenant Village of Cromwell (renovation).

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

2.4.3. Interior Architecture and Finishes

The interior design of the Small House (SH) Model facility must be welcoming and reflect the comforts of home (see Figure 2.50). The geographic identity shall be reflected in the design and finish selections.

The creative use of finishes, architectural detailing, lighting, furniture, wayfinding and artwork will ensure a quality experience for residents, staff and visitors. Each VA Small House (SH) Model facility will be designed and detailed to express a residential theme and provide a concept of home to its residents. For typical interior finishes, see Section 2.4.3.4 Interior Finish Schedule, and refer to VA PG 18-14 for additional information regarding finishes.

2.4.3.1. Overall Selection Criteria

Individual perceptions differ according to diverse social norms and situations. The creation of a house 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 stimuli field. Therefore, a variety of factors must be considered when planning the interior of the SH.

The interior architecture, finishes and furnishings of the House, Neighborhood Center and Community Center should be designed and selected with the following goals in mind:

1. Achieve an environment that is comfortable, familiar and residential in aesthetic.
2. Recognize and reflect the geographical region it is located.
3. Ensure an ease of maintenance and durability for daily use.
4. Appropriate for both safety and ergonomics.
5. Environmentally responsible, toward the interior environment as well as the global environment.

A familiar, comfortable environment

Interior architectural elements and finishes should reflect those typically found in a residential house. Architectural elements such as chair rails, crown molding, door casings, and baseboards whenever possible shall be designed/detailed in a manner and scale similar to a private residence. Choose Finishes and Furniture that will enhance the residential aesthetic in all resident areas while also maintaining commercial/healthcare grade levels for durability and maintenance.

Reflect the geographical area

Interior design and architecture for each House shall reflect and be appropriate to the geographical region in which it is sited, and sensitive to the local climate, quality of light, and regional materials.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.1 Overall Selection Criteria cont'd)



Figure 2.50 Example of residential detailing at Northern California Presbyterian Homes.

Ensure ease of maintenance

Finishes should be selected with consideration to durability and maintenance. Flooring tends to be the most time consuming finish to maintain. The number of cleaning supplies and time spent to maintain these finishes can be reduced by selecting a family of floor finishes that have similar maintenance requirements.

Wall protection can minimize damage done to walls due to everyday use and, used prudently, can avoid an institutional appearance. In determining the amount and type of wall protection to be used, consider the following:

- Carefully consider the color, pattern and texture of wall protection so that it is integral with the overall design concept. Use full height corner guards.
- Avoid the use of stainless steel except in service areas.
- Handrails should be designed as an integral part of the wall protection package, see Figure 2.51.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.1 Overall Selection Criteria cont'd)

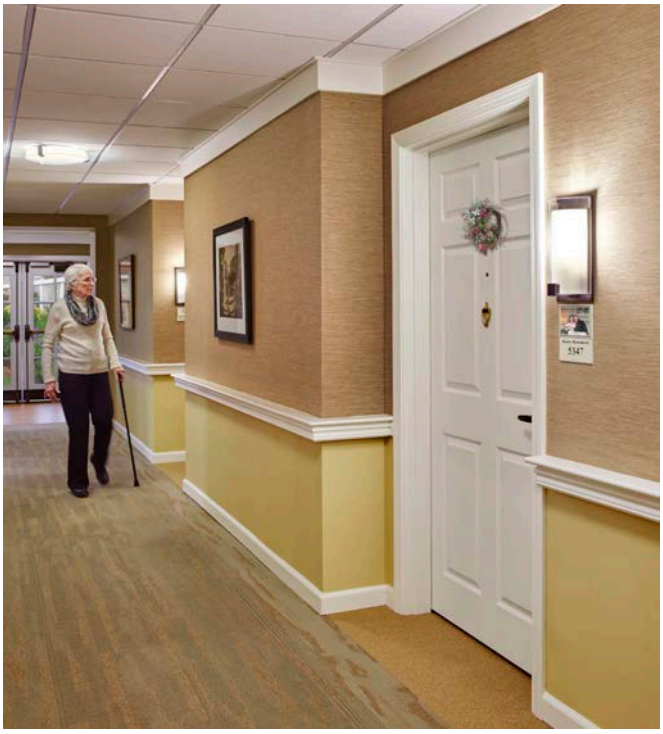


Figure 2.51 Wall protection example at The Grove at Covenant Village of Cromwell.

Ergonomically Appropriate

The specification of ergonomically appropriate furniture, details and finishes should eliminate as many barriers as possible for daily living of residents. Standards shall be per VA Accessibility (Barrier Free Design Guide) PG-18-13 at a minimum.

a. Visual Considerations:
   - Provide a color/value contrast between floor and wall planes and between hand-rails and walls.
   - Maintain a similarity of color value between different floorings.
   - Provide low glare surfaces, particularly on floors.
   - Provide wayfinding cues in the interior architecture.
   - Ambient lighting should be augmented with focused task lighting.
   - Provide access to daylight and control glare.

b. Physical Considerations
   - Provide lean rails or hand-rails in resident hallways and other pathways to aid residents walking independently.
   - Provide slip resistant floors.
   - Provide minimal thresholds between changes of floor finishes.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.1 Overall Selection Criteria cont'd)

Environmentally Responsible

Provide a level of design that, at a minimum, is in compliance with the current standards and tenets set forth in the VA CFM Sustainable Design Manual. This will ensure that the facilities support the VA mission in a manner that is socially, economically, and environmentally sustainable. The specification and implementation of sustainable finishes and materials supports the health of residents, visitors, staff and the larger community. When specifying finishes and materials give consideration to the following:

a. Low VOCs: Low pollutant-emitting materials and the protection of indoor air quality with regard to:
    - Materials and adhesives
    - Installation of all materials
    - Maintenance procedures and products
b. Recycled Content
c. Biobased Content
d. Life-cycle Costing

Note: Sustainability as referenced here with regard to finishes and materials describes those products which provide environmental, social and economic benefits while protecting public health and environment over their whole life cycle, from the extraction of raw materials until the final disposal.

2.4.3.2. Design Language

The overarching scheme and style of the House is that of "home." The residential design vocabulary for the House shall be taken into consideration when selecting the complement of products and architectural details. The theme and vocabulary shall be evident in the choice of materials, color, shapes, patterns, textures and layouts.

1. Color

Color can have a dramatic effect on the aesthetic appeal of an interior design. It can transform a plain space into an uplifting environment. As people age, cells in the retina that are responsible for normal color vision decline in sensitivity causing colors to become less bright and the contrast between different colors to be less noticeable. This is also described as a yellowing of the lens. This change in vision results in an intensifying of yellow hues and tones. People with a yellowing of the lens tend to confuse pale colors in the blue-green region of the spectrum with other pale colors. Blue and green become more difficult to tell apart than red, yellow and orange. In consideration of this effect, select a multitude of colors, not just blue and green.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.2 Design Language cont'd)

Color palettes shall be developed for Community together as a whole. The palettes developed for Small House (SH) Communities shall have an overriding theme while also providing variation to allow spaces within the community to be emphasized with different colors. Select neutral tones for some of the most permanent finishes such as flooring, doors, and casework. Accent colors can be implemented on walls, furniture, and in art, and elements that can more easily be changed. Color palettes and their implementation are to reflect the following color concepts:

a. Full spectrum of color – encompassing both warm and cool tones, see Figure 2.52.
b. Contrast between floor and wall planes, between furniture seats and the floor to differentiate the planes from each other and assist with depth perception.
c. Minimize value (light to dark) contrasts between adjacent flooring, as the elderly eye may perceive this as a step or a hole.

2. Textures and Patterns

Use pattern and texture to bring another level of depth, variety and visual interest to the House design scheme, see Figure 2.52. These aspects should reinforce the residential theme. Patterns and textures can also be used functionally to help to hide soil and conceal wear. Select Patterns and Textures with consideration of the following principles:

a. Use both large and small scale patterns to reinforce residential design themes.
b. Limit large patterns to one surface or furniture item.
c. Sample large patterns in large size samples to ensure that the pattern does not produce an optic effect.
d. Review smaller patterns in large size samples as they may not be visible by an aging adult eye.



Figure 2.52 The Living Room at Smith Ranch employs a variety of coordinated but distinct colors and textures to help define floor, walls, and ceiling, as well as different furniture elements.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

2.4.3.3. Design Elements

Design elements include the surfaces, materials, furnishings, acoustical properties, lighting and positive visual distractions that will be selected to execute the interior design. The main finish surfaces are floors, walls, and ceilings. Refer to the VA PG-18-14 and the Room Templates for further direction on interior finishes. These elements should be selected in accordance with confirmed project standards and reinforce the residential theme present as described for all VA Small House (SH) Model projects.

1. Flooring Finishes

Flooring finishes are extremely varied in pricing, installation methods, and durability. Select a flooring appropriate to the space function and geographic location. Selection criteria include initial cost, life-cycle cost, sound absorption, slip resistance, and ease of maintenance. The levelness, texture and moisture content of the subfloor are also important considerations. Design teams should be aware of any special or recommended installation practices for a specified flooring material; including recommended backing materials or moisture barriers. Flooring transitions and transition materials will be detailed and selected to achieve as smooth a transition between flooring materials as possible. Balance the need for highly cleanable flooring against the goal of achieving a residential environment.

a. Carpet

Benefits	• Non slip surface • Residential in character • Noise reductive • Comfortable under foot • Available in a broad range of colors and patterns, therefore suitable for any stylistic approach
Disadvantages	• Medium to high priced product • More prone to staining than resilient floorings • Limited life cycle
Other Considerations:	• Use low level loop or cut and loop textures to resist crushing and allow rolling traffic to move easily. • Evaluate broadloom vs. carpet tile relative to each project and space type. Broadloom tends to be less expensive but more costly to replace. Carpet tile is typically more expensive but can easily be replaced, either as individual tiles or as entire rooms. *Note: Typically, unless carpet tiles have been consistently rotated, new tiles that are inserted to replace stained or worn tiles will appear different in color and texture from the original tiles.* • Solution-dyed fibers tend to withstand staining better than other methods. • Specify non-permeable backing

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

b. Sheet Vinyl

Benefits	• Inexpensive • Fewer seams than tiled products • Durable • Stain resistant • Can be used to create custom floor patterns • Can be self-coved • Matte and No-wax options
Disadvantages	• Maintenance intensive dependent on finish type • High gloss finish options are unsafe and visually distracting • Not sustainable • Institutional appearance • Poor slip resistance • Difficult to create a seamless patch • Does not contribute to noise reduction • Poor comfort under foot
Other Considerations:	• Consider available finish and maintenance options of various product offerings • Seams can be chemically or heat welded • Some products offer options to improve foot comfort • Consider PSI ratings with regard to equipment loads

c. Luxury Vinyl Tile

Benefits	• Moderately inexpensive • Durable • Stain resistant • Comes in variety of sizes to create more residential look (such as wood-look planks) • Numerous aesthetic options • Available in Matte and No-wax options • Individual tiles/planks can be replaced if damaged
Disadvantages	• More expensive than other resilient tile products • Poor slip resistance • Does not contribute to noise reduction • Poor comfort under foot • Not sustainable as compared to other flooring options
Other Considerations:	• Product can be use to achieve the look of wood or other natural materials • Various textures are available

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)

d. Linoleum

Benefits	• Inexpensive • Durable • Environmentally friendly • Easy to maintain. • Better comfort under foot • Better noise reduction in comparison to other resilient flooring
Disadvantages	• Not good in damp locations or where fluid is left standing • Limited aesthetic options
Other Considerations:	• Seams can be heat or chemically welded • Product can be patched if gouged

e. Tile (Porcelain, Ceramic)

Benefits	• Wide range of prices • Durable • Stain resistant • Environmentally friendly products available • Easy to maintain • Matte and low gloss finish options • Available in a variety of shapes, sizes, patterns and textures
Disadvantages	• High gloss finishes are unsafe and visually distracting • Many textures are slippery when wet • Difficult to patch and/or replace individual tiles • Does not contribute to noise reduction • Poor comfort under foot
Other Considerations:	• Consider the benefits of whole body tiles (where color and texture runs through the thickness of the tile) over glazed tiles (color is applied as a coating on the tile only) • Consider the attributes of porcelain vs ceramic tiles • Rectified tiles (which have been mechanically processed to ensure each tile is exactly uniform in size and shape) can be installed with tighter grout joints • Always use mid or dark-tone grouts • Epoxy grouts typically has greater stain resistance • Specify grouts and mortar according to manufacturer's recommendations for each product

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)

f. Rubber

Benefits	• Durable • Stain resistant • Low maintenance as it does not require waxing • After carpet, the most acoustically-absorbent flooring • Available as tile or sheet goods • Can be self-coved • Environmentally friendly and sustainable • Can be used to create custom floor patterns
Disadvantages	• Moderate initial cost • Limited aesthetic options
Other Considerations:	• Seams can be heat or chemically welded • Review manufacturers recommendations for slab conditions and installation procedures with project conditions

g. Wood

Benefits	• Natural warmth and timeless appeal • Minor damage can be repaired and boards can be replaced
Disadvantages	• High initial cost • Maintenance-intensive • Slippery when wet.
Other Considerations:	• Suitable for limited public spaces only due to cost and maintenance • Various wood species have different performance attributes • Tone and color will change and patina over the life of the installation

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)

h. Epoxy

Benefits	• Durable • Stain resistant • Available in slip resistant finish and self-coved base
Disadvantages	• High gloss finish options are unsafe and visually distracting • Not sustainable compared to other flooring options • Institutional appearance • Does not contribute to noise reduction • Poor comfort under foot
Other Considerations:	• Best suited for wet, service related spaces

i. Stone

Benefits	• Durable • Can provide a visual connection to the natural world
Disadvantages	• High initial cost
Other Considerations:	• Suitable for front entry areas only • Consider the amount of texture in the stone relative to tripping hazards and slip resistance • Some natural stone types are more porous and brittle than others

2. Walls Finishes

Interior walls comprise the single largest area of finish in a project and serve as the backdrop to a room. The finishes, colors and textures applied to them help to define the aesthetic of a space. Selection criteria should include initial cost, maintenance cost, contributions to light levels and sound absorption. Select a wall finish that is appropriate to the space function. Balance the need for cleanable, durable wall finishes against the goal of achieving a residential environment.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)

a. Paint

Benefits	• Low initial cost • Available in many colors • Easy to maintain.
Disadvantages	• Maintenance may need to be frequent. • High gloss and semi-gloss finishes could highlight imperfections in the wall substrate and create glare
Other Considerations:	• Texture of gypsum wall board • Level of paint gloss • Degree of wall protection required • Not appropriate for damp or wet areas • Some colors and finishes require more maintenance than others

b. Wallcovering

Benefits	• Moderate initial cost • Available in many colors, patterns, textures and designs • Can add substantial design impact • Some can be very durable • Environmentally friendly product options are available
Disadvantages	• Patch and repair can be difficult, expensive, or not possible • Not all product offerings are sustainable • Can contribute to a dated appearance depending on design
Other Considerations:	• Texture required for gypsum wall board substrate • Tensile strength of material • Stain resistance and clean-ability of material

c. Wood

Benefits	• Brings natural and timeless appeal • Warm surface to touch
Disadvantages	• Expensive • Can be difficult to repair. • Veneers are susceptible to gouging and scratching
Other Considerations:	• Can apply as wall covering or on wood panels • Consider limiting to upper portion of walls, low traffic areas • Protect outside corners

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)

d. Tile

Benefits	• Wide range of cost options • Durable • Stain resistant • Environmentally friendly products available • Easy to maintain • Matte and low gloss finish options • Available in various materials shapes, sizes, patterns and textures
Disadvantages	• Some tile has high gloss finish • Difficult to patch and/or replace individual tiles • Does not contribute to noise reduction
Other Considerations:	• Availability of trim pieces • Transition to adjacent wall surfaces • Rectified tiles, can be installed with tighter grout joints • Specify grouts and mortar according to manufactures recommendations for each product

3. Acoustics / Sound Control

Acoustics are important to the quality of life of the residents. Analyze sound quality and transmission both in a single room and between two spaces. Careful consideration must be given to the following aspects:

a. Design partitions between rooms to have an STC (Sound Transmission Class) rating that complies with Room Template data sheets in Section 4.

b. Consider using acoustically absorbent ceilings, walls, floors, and furniture in all public spaces and where sounds privacy is desired .

c. Acoustical finishes should support the residential theme.

4. Wall Protection and Accessories

The amount and type of wall protection should be an integral part of the project design. The extent must be balanced with the use and associated maintenance requirements. Care should be taken regarding the following:

a. All resident and public corridors should receive hand-rails or lean rails. Color should contrast with wall color.

b. Consider sheet wall protection, especially on lower half of wall, in corridors with a frequent wheelchair traffic.

c. Corner guards, in a tone to match the wall color or be of a profile to suggest a residential aesthetic, at outside corners.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)

d. Stainless steel wall protection is used only in back-of house support spaces, such as garage and gas storage areas.

e. Wall base in resident areas should be of a resilient type for durability but of a profile that will match the residential aesthetic. See Figure 2.51.

5. Ceilings

In addition to the typical gypsum board and acoustical tiles, ceiling material options include wood, fabric and metal. Ceiling modules can be used in either panels or planks. Ceiling systems designs can include integrated lighting fixtures and air handling grills. Ceilings can have a major design impact on a space, a variety of ceiling types in a Small House (SH) Model community can help differentiate spaces and reinforce a residential aesthetic. Refer to Room Templates for preferred ceiling heights.

Consider the following when designing and specifying ceilings:

a. Use monolithic ceiling material, gypsum wall board, in resident rooms and other resident areas.

b. Consider the acoustical requirements of the space.

c. Review ceiling access requirements of the space for utility maintenance, the ease of access of ceiling system options, and the appearance of access panels.

6. Lighting

As people age, their eyes undergo changes. These changes of vision typically cause less light to reach the eye and a sensitivity to glare. Providing higher levels of lighting from multiple sources will allow aging individuals to see detail and reduce glare. Innovative lighting designs and advanced technologies, including LEDs, photo sensors and occupancy sensors, can help residents both to maintain independence and create a more comfortable environment. Refer to the Room Data Sheets in Section 4 of this Design Guide as well as the VA Lighting Design Manual for specific lighting requirements. An appropriate lighting design will contribute to safer rooms by reducing risks and minimizing falls.

Lighting designs shall include the following aspects:

a. Locate lighting controls for ease of access.

b. Limit glare from light fixtures through fixture lens position.

c. Provide both ambient and task lighting.

d. Provide higher illumination levels, per VA standards, particularly in bathrooms, for safety, Refer to VA Lighting Design Manual.

e. Provide low level motion activated light adjacent to each resident bed and in each resident bathroom.

7. Window Coverings

A wide range of window coverings are available: drapery, shutters, mini blinds, vertical blinds, cellular shades, and solar shades. Each provides a distinct set of benefits and downsides, including cost and appearance. There can be substantial cost differences between the styles. Care should be taken in the following respects:

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)

a. Determine the degree of sun control required on each exposure of the building.
b. Determine the degree of visual privacy required in resident spaces both from the inside out and the outside in. Consider both daytime and nighttime conditions.
c. Review the ease of operation for residents for each product.
d. Verify that the window covering selected is compatible with the way the window opens and the associated window hardware.
e. Provide window coverings in resident rooms with room darkening capabilities.

8. Interior Furnishings

Comfortable, safe furniture is critical in order to encourage residents to leave their rooms and socialize. Provide a variety of seating types, configurations, and furniture styles. Many residents will lean on furniture for extra support when walking through a space, so chairs and tables must remain stable when used for support. In general, outside corners of furniture should be rounded to prevent injury from sharp edges. Care should be taken in the following respects:

a. Specify seating with higher and shallower than normal seats (recommended dimensions are: Seat Height: 18" - 20", seat depth: 20" - 24") arms that extend to the front of the seat (to aid in sitting and standing), wood or plastic arm caps, and an open space between the seat and back (crumb space) to make cleaning easier. See Figure 2.53.
b. Specify upholstered furnishings with firm foam, and seat cushions with moisture barrier inner wraps.
c. Extra-large glides on dining chairs can make it easier to move chairs in and out from the table.
d. Use only commercial grade fabrics with a high double-rub rating, and solution dyed or bleach resistant fibers.
e. Provide bariatric-quality seating (appropriate size and weight capacity) as required for the bariatric population of the House.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)

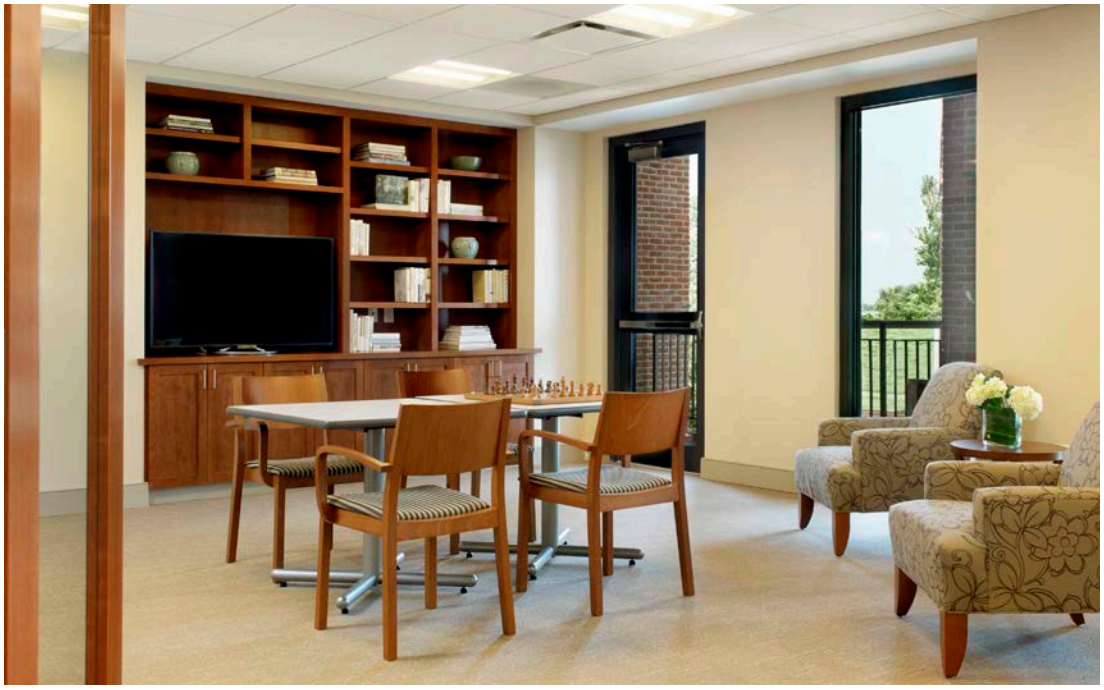


Figure 2.53 An example of seating at Lambeth House which features easy-to-clean chairs and those with firm foam and arm rests to facilitate sitting down and standing up.

9. Art

Art work adds interest and a residential touch to the community. It can provide an interesting positive attraction, or a point of conversation. Care should be taken in the following respects:

a. Consider providing a space for temporary display of residents' art.
b. Use a variety of frame styles and finishes. Mount to walls with security mounts.
c. Consider including art by local artists, veterans, and/or art that represents the region.
d. Consider using a wide variety of styles, both traditional to contemporary. See Figure 2.54.
e. Avoid art with fuzzy or hard to discern shapes.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)



Figure 2.54 An example of seating and artwork in the Living Room at Smith Ranch.

10. Wayfinding and Signage

Wayfinding should be integral to the planning of the community. Residents should, as much as possible, be able to intuitively find their way through the community via views, art, distinctive portals and colors.

Care should be taken in the following respects:

a. Many residents will not be able to clearly distinguish colors. For those individuals the inclusion of unique forms can provide the necessary wayfinding cues.
b. Consider providing multiple cues at decision making points such as natural light, a significant piece of artwork, the size of the corridor, signage, and hierarchy of space.
c. As much as possible have clear views to destination points.
d. Consider color coding resident room areas.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.3 Design Elements cont'd)

2.4.3.4. Interior Finish Schedule

The following abbreviations are references for material and finish codes throughout the Finish Schedule. Abbreviations below are for this schedule only. For additional abbreviations, refer to Section 1.5.

Abbreviations

ACT	Acoustical Ceiling Tile
C	Concrete
CG	Corner Guard
CMU	Concrete Masonry Unit
CPT	Carpet Tile or Carpet
CT	Ceramic Tile
EP	Epoxy Paint
ET	Epoxy Terrazzo (Tile or Poured)
GWB	Gypsum Wallboard Systems
HR	Handrail
LRT	Luxury Resilient Tile
P	Paint
PL	Plastic Laminate
PRB	Profile Rubber Base
RB	Resilient Base (factory formed inside and outside corners)
RSF	Resilient Sheet Flooring (heat or chemically welded seams)
RT	Resilient Tile
SCB	Self-Coving Base
SFR	Sports Flooring Rubber
SS	Solid Surface
SWP	Sheet Wall Protection
WM	Walk-Off Mat

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.4 Interior Finish Schedule cont'd)

ROOM FINISH OPTIONS SCHEDULE

	PROGRAM NAME	FINISH						SPECIAL NOTES AND COMMENTS
		FLOOR	BASE	WALL	WALL PROTECTION	CASEWORK	CEILING	
HOUSE	Resident Bathroom	PT/CT	PT/ CT	GWB P/ CT	PT/ CT	PL, SS	GWB P	Wall-coverings, glass tile may be considered for walls/ accents. CT/PT for wet areas tile and may be considered for wainscoting.
	Resident Bedroom	CPT/ LRT	PRB/ RB	GWB P			GWB P/ ACT	Wall-coverings may be considered for walls/ accents.
	Living Room	CPT/ LRT	PRB/ RB	GWB P			GWB P/ ACT	Wall-coverings, walls, stone or tile may be used on walls/ accents.
	Dining Room	PT/ LRT	PT/ PRB	GWB P			GWB P/ ACT	Wall-coverings may be used on walls/accents. Porcelain tiles, stone, luxury resilient planks or wood may be considered for the flooring.
	Kitchen	PT/ LRT/ ET	PT/ PRB	GWB P		PL, SS	GWB P/ ACT	Stone or luxury resilient planks may be considered for the flooring. Tile may be used as a backsplash for wet and/ or cooktop area.
	Den	CPT/ LRT	PRB	GWB P			GWB P/ ACT	Wall-coverings may be considered for walls/ accents.
	Laundry Room	RT/ RSF	RB/ PRB	GWB P		PL, SS	GWB P/ ACT	
	Bathing Room	CT/PT	CT/PT	GWB P/ CT	PT/ CT	PL, SS	GWB P	Grab bars shall be provided per template. Wall-coverings, glass tile may be considered for walls/ accents. CT/PT for wet areas tile and may be considered for wainscoting.
	Foyer	PT/ LRT	PT/ PRB	GWB P	CG, HR		GWB P/ ACT	Use wall protection as needed. Resilient sheet, epoxy terrazzo tile or poured may also be use for floors. Wall-covering may be used on walls/ accents.
	Corridor / Sitting Alcove	CPT/ LRT	PRB	GWB P	CG, HR		GWB P/ ACT	Use corner guards where needed, all resident corridors to have hand rails, use sheet wall protection where wheeled equipment may cause damage
	Pantry	PT/ LRT/ ET	PT/ PRB	GWB P			GWB P/ ACT	Consider continuing flooring from Kitchen.
	Kitchen	PT/CT	PT/ CT	GWB P	SWP/ CT		GWB P/ ACT	Provide ceramic, porcelain or sheet wall protection at wet areas. Resilient sheet flooring may be considered.
	Housekeeping Aides Closet	PT/CT	PT/ CT	GWB P	SWP/ CT		GWB P/ ACT	Provide ceramic, porcelain or sheet wall protection at wet areas. Resilient sheet flooring may be considered.
	Clean Utility Room	RSF	SCB	GWB EP	SWP		GWB P/ ACT	Sheet wall protection may be considered for walls. Sheet flooring shall be heat welded.
	Soiled Utility Room	RSF	SCB	GWB EP	SWP		GWB P/ ACT	Specialty coating on walls, sheet wall protection may be considered. Heat weld flooring seams.
	Clean Linen Storage	RSF	SCB	GWB EP	SWP		GWB P/ ACT	Sheet wall protection may be considered for walls. Sheet flooring shall be heat welded.
	Medication Room	RSF	SCB	GWB P			GWB P	Resilient tile may be considered for flooring.
	Bathing Room Tlt / Visitor Tlt	PT/CT	PT/ CT	GWB P/ CT	PT/ CT	PL, SS	GWB P	Grab bars shall be provided per template. Wall-coverings may be used on walls/ accents. CT/PT for wet areas tile and may be considered for wainscoting.
	General Storage	RT/ RSF	RB	GWB P	SWP		GWB P/ ACT	Provide wall protection as needed.
	Specialty Storage	RT/ RSF	RB	GWB P	SWP		GWB P/ ACT	Provide wall protection as needed.
	Equipment Storage	RSF	RB	GWB P	SWP		GWB P/ ACT	Provide wall protection as needed.
	Garage / Receiving	RT/ RSF/ EP	RB/ EP	GWB P	SWP, CG		GWB P	Provide wall protection as needed. Special floor coating may be considered.
	Gas Manifold Room	EP	ECB	GWB EP			GWB P	Special coating on floor and walls
	Crash Cart Alcove	CPT/ LRT	PRB	GWB P	SWP, CG		GWB P/ ACT	Provide sheet wall protection and corner guards that protect walls and align with residential aesthetic.
	House Staff Office	CPT	PRB/ RB	GWB P			GWB P/ ACT	
	Staff Lounge	RSF/ LRT	RB/ PRB	GWB P		PL, SS	GWB P	Provide plastic laminate or painted metal lockers.
	Staff Toilet	PT/CT	PT/ CT	GWB P/ CT		PL, SS	GWB P	

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.4 Interior Finish Schedule cont'd)

ROOM FINISH OPTIONS SCHEDULE

	PROGRAM NAME	FINISH							SPECIAL NOTES AND COMMENTS
		FLOOR	BASE	WALL	WALL PROTECTION	CASEWORK	CEILING		
NEIGHBORHOOD	Neighborhood Center Lobby	PT/ LRT	PT/ PRB	GWB P	CG, HR		GWB P/ ACT		Use wall protection as needed. Resilient sheet, epoxy terrazzo tile or poured may also be use for floors. Wall-covering may be used on walls/ accents.
	Multipurpose Activity Room	CPT/ LRT	PRB	GWB P		PL, SS	GWB P/ ACT		Wall-coverings may be considered for walls/ accents. Resilient sheet flooring may also be considered.
	Multipurpose Activity Storage	RT	PRB	GWB P	SWP		GWB P/ ACT		Sheet wall protection may be considered for walls.
	Conference Room	CPT	PRB	GWB P			GWB P/ ACT		Wall-coverings may be considered for walls/ accents.
	Public Toilet	PT/CT	PT/ CT	GWB P/ CT		PL, SS	GWB P		Glass tile may be considered for walls/ accents. CT/PT for wet areas tile and may be considered for wainscoting.
	Family Toilet	PT/CT	PT/ CT	GWB P/ CT		PL, SS	GWB P		Glass tile may be considered for walls/ accents. CT/PT for wet areas tile and may be considered for wainscoting.
	Housekeeping Aides Closet	PT/ RSF	PT/ RCB	GWB/ CMU P			GWB P/ ACT		Use cove type base. Sheet wall protection may be considered.
	Crash Cart Alcove	CPT/ LRT	PRB	GWB P	SWP, CG		GWB P/ ACT		Provide sheet wall protection and corner guards that protect walls and align with residential aesthetic.
	Receiving / Breakdown	RSF	RB	GWB/CMU P	SWP		GWB P/ ACT		Sheet wall protection may be considered for walls.
	Clean Linen / Utility	RSF	SCB	GWB EP	SWP		GWB P/ ACT		Sheet wall protection may be considered for walls. Sheet flooring shall be heat welded.
	Soiled Linen / Utility	RSF	SCB	GWB EP	SWP		GWB P/ ACT		Specialty coating on walls, sheet wall protection may be considered. Heat weld flooring seams.

2.0 FUNCTIONAL CONCEPT

2.4. Planning and Design

(2.4.3.4 Interior Finish Schedule cont'd)

ROOM FINISH OPTIONS SCHEDULE

	PROGRAM NAME	FINISH							SPECIAL NOTES AND COMMENTS
		FLOOR	BASE	WALL	WALL PROTECTION	CASEWORK	CEILING		
COMMUNITY CENTER	Community Center Lobby	PT/ LRT	PT/ PRB	GWB P	CG, HR		GWB P/ ACT		Use wall protection as needed. Resilient sheet, epoxy terrazzo tile or poured may also be use for floors. Wall-covering may be used on walls/ accents.
	Concierge Station	CPT	PRB	GWB P		PL, SS	GWB P/ ACT		Wall-covering may be used on walls/ accents. A combination or ACT and wood ceilings may be considered. Resilient flooring may also be considered.
	Security Station	CPT	PRB/ RB	GWB P			GWB P/ ACT		
	Consult Room	CPT	PRB/ RB	GWB P			GWB P/ ACT		
	Great Room	CPT	PRB/ RB	GWB P			GWB P/ ACT		Wall-covering may be used on walls/ accents. A combination or ACT and wood ceilings may be considered. Fireplace should have high quality finishes such as wood, stone, glass or porcelain face.
	Retail Store	LRT/ CPT	PRB	GWB P		PL, SS	GWB P/ ACT		Wall-covering may be used on walls/ accents. A combination or ACT and wood ceilings may be considered. Resilient sheet flooring may also be considered.
	Post Office	RT/ CPT	PRB	GWB P		PL, SS	GWB P/ ACT		
	Theater	CPT/ LRT	PRB	GWB P			GWB P/ ACT		Wall-covering may be used on walls/ accents. Resilient sheet flooring may also be considered.
	Library	CPT	PRB	GWB P		PL, SS	GWB P/ ACT		Wall-covering may be used on walls/ accents. Resilient sheet flooring may also be considered.
	Hair Care Salon	LRT/ RSF	PRB	GWB P		PL, SS	GWB P/ ACT		Wall-covering may be used on walls/ accents.
	Meditation Chapel	CPT	PRB	GWB P			GWB P/ ACT		ACT mixed with wood ceiling, exposed timber or metal may also be considered
	PT / OT Gym	RBS	RB	GWB P	SWP	PL, SS	ACT		Use wall protection as needed.
	Exam Room	RT/ RSF	RB	GWB P		PL, SS	GWB P/ ACT		
	Public Toilet Female	PT/CT	PT/ CT	GWB P/ CT	PT/ CT	PL, SS	GWB P		Glass tile may be considered for walls/ accents. CT/PT for wet areas tile and may be considered for wainscoting.
	Public Toilet Male	PT/CT	PT/ CT	GWB P/ CT	PT/ CT	PL, SS	GWB P		Glass tile may be considered for walls/ accents. CT/PT for wet areas tile and may be considered for wainscoting.
	Hair Care Storage	RSF	RB	GWB P	SWP		GWB P/ ACT		Provide wall protection as needed.
	Maintenance Storage	C	RB	GWB P	SWP		GWB P/ ACT		Use wall protection as needed.
	House Keeping Aides Closet	PT/ RSF	PT/ RCB	GWB/ CMU P	SWP		GWB P/ ACT		Use cove type base. Sheet wall protection may be considered.
	Crash Cart Alcove	CPT/ LRT	PRB	GWB P	SWP, CG		GWB P/ ACT		Provide sheet wall protection and corner guards that protect walls and align with residential aesthetic. Flooring from adjacent corridor may be considered.
	Receiving / Loading	C	RB	GWB P	SWP		GWB P/ ACT		Use wall protection as needed.
	Office	CPT	PRB/ RB	GWB P			GWB P/ ACT		
	Copy	CPT	PRB/ RB	GWB P			GWB P/ ACT		
	Team Workroom	CPT	PRB/ RB	GWB P			GWB P/ ACT		
	Staff Lounge	RT/ RSF	PRB/ RB	GWB P		PL, SS	GWB P/ ACT		
	Staff Toilet	PT/CT	PT/ CT	GWB P/ CT	PT/ CT	PL, SS	GWB P		CT/PT for wet areas tile and may be considered for wainscoting.

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U.S. Department of Veterans Affairs

3.0 TECHNICAL CONSIDERATIONS

DESIGN GUIDE

SMALL HOUSE (SH) MODEL

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3.0 TECHNICAL CONSIDERATIONS

3.1. Codes, Standards, and Executive Orders

3.1.1. Local Codes and References

The Department of Veterans Affairs requires conformance to the latest editions of applicable codes and standards in the development of VA Small House (SH) Model 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 the VA residents indicate that a high percentage require assistance in activities of daily living such as toileting and showering. It is required that Small House (SH) Model facilities 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. Small Houses (SH) empower staff and promote the use of overhead lifts to help in toileting and bathing. VA is having on-going discussions with the staff of the Access Board regarding modifications of national design guidelines.

3.1.2. Other Recommended References

The following references are to be followed in the design of all projects.

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.

3.0 TECHNICAL CONSIDERATIONS

3.1. Codes, Standards, and Executive Orders

3.1.3. Life Safety

The Department of Veterans Affairs (VA) has amended its regulations incorporating by reference the National Fire Protection Association (NFPA) codes and standards. To ensure safety of veterans in these facilities, VA relies on NFPA codes and standards shall be incorporated into the design of VA facilities.

Achieving residential environments is 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 SH environment, several aspects of the new culture must be reconciled with current Health Care life safety practices. Among the most scrutinized has been the house kitchen environments. However, the latest edition of the Life Safety Code, NFPA 101 2015 has addressed the issue of open kitchens as follows:



Figure 3.1 Kitchen at VA Illiana Health Care System CLC

- Residential cooking equipment for warming or limited cooking is permitted without additional protections per NFPA 101 2015 Section 18.3.2.5
- Residential or commercial cooking equipment to prepare meals for 30 or fewer persons can be open to the corridor provided they meet the requirements of NFPA 101 2015 Section 18.3.2.5.3
- Residential or commercial cooking equipment to prepare meals for 30 or fewer persons are also allowed provided they are separated from the corridor and meet the less stringent requirements of NFPA 101 2015 Section 18.3.2.5.4

Whether designing a VA Small House (SH) Model or a State Veterans Home (SVH), the designer shall ensure that life safety requirements are aligned with the interpretation of the Authority Having Jurisdiction, the respective Veterans Integrated Service Network, the Society of Fire Protection Engineers, and the Joint Commission.

Other community residential care facility life safety issues that require attention include evacuation standards and disaster planning.

3.0 TECHNICAL CONSIDERATIONS

3.1. Codes, Standards, and Executive Orders

3.1.4. Evacuation Standards

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 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.
- All penetrations in smoke barriers shall be protected using UL-listed firestop systems.
- Cross-corridor doors in smoke barriers shall 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.
- Travel distance from any point in a smoke compartment to a smoke barrier door should not exceed 200 feet.

3.1.5. 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 required for all Small House (SH) Model facilities.

3.0 TECHNICAL CONSIDERATIONS

3.2. Systems Criteria

3.2.1. Heating, Ventilating and Air Conditioning (HVAC)

HVAC systems shall be provided to heat, cool, and ventilate individual rooms or areas as required to satisfy design criteria. The HVAC system shall comply with NFPA 72, 90A, 99, and 101, and the current version of Department of Veterans Affairs (VA) HVAC Design Manual, VA Design and Construction Procedures, VA Master Construction Specifications and VA Standard Details, where applicable. The current VA design and construction criteria are available on the VA Technical Information Library(TIL) at http://www.cfm.va.gov/ TIL/. Deviations from these VA guidelines may be made provided approval is obtained from the VA. Where specific VA requirements are not available or indicated in this document, design criteria from industry standards such as American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), National Fire Protection Association (NFPA), and Department of Energy (DOE), etc. should be submitted to the VA for review and approval.

1. Life Cycle Analysis

The HVAC system shall be selected based on an economic life cycle analysis performed as outlined in the current edition of the VA HVAC Design Manual.

2. Energy Conservation

Energy conservation shall be emphasized in all aspects of the building design. The building shall meet the requirements of the current version of the VA Sustainable Design and Energy Reduction Manual, the VA HVAC Design Manual, the VA Electrical Design Manual, and the VA Plumbing Design Manuals. These design manual energy standards apply to HVAC systems as well as the building envelope, service water heating, lighting and energy management

3. Exterior Design Conditions

Exterior summer/winter design conditions and cooling tower wet bulb design temperatures shall be based on the current edition of the VA HVAC Design Manual.

The Architect/Engineer (A/E) may recommend more stringent outdoor climatic conditions for review and approval by the VA.

4. Interior Design Conditions

Interior design conditions for each space shall be maintained throughout the year. Interior design conditions for all spaces shall be maintained in accordance with the current version of the VA HVAC Design Manual.

5. Supply Air Requirements

The supply air volume shall be established to meet the heating and cooling load requirements of the occupied space. The supply volume shall, however, be modified to meet a) minimum air change requirements if this air quantity is more than the heating and cooling load requirements, b) maintain proper space pressurization relative to room exhaust requirements. For all air systems the supply air minimum airflows shall follow the current version of the VA HVAC Design Manual.

3.0 TECHNICAL CONSIDERATIONS

3.2. Systems Criteria

6. Outdoor Air Requirements

The HVAC design shall provide each space with not less than the minimum recommended quantity of ventilation air indicated in the current version of the VA HVAC Design Manual.

7. Exhaust and Return Air Requirements

The HVAC design for spaces shall provide return air or exhaust air as required for the spaces to control the transfer of odors and provide proper room pressurization. At a minimum, exhaust air and pressurization shall be provided as indicated in the VA HVAC Design Manual.

8. Noise Criteria

The HVAC design shall provide resulting sound levels in occupied spaces not to exceed the levels shown in the current version of the VA HVAC Design Manual.

9. Design Features

HVAC design features such as the use of economizers shall follow the design criteria outlined in the current version of the VA HVAC Design Manual.

10. Temperature Control Criteria

The automatic temperature controls systems and the use of individual temperature controls for specific spaces shall be provided in accordance with the current version of the VA HVAC Design Manual.

11. Humidity Criteria

Humidity levels for the HVAC systems shall be provided in conformance with the current version of the VA HVAC Design Manual.

3.2.2. Plumbing

The plumbing and medical gas systems shall comply with the current version of Department of Veterans Affairs (VA) Plumbing Design Manual, VA Design and Construction Procedures, VA Master Construction Specifications and VA Standard Details, where applicable. Deviations from the VA guidelines may be made, provided approval is obtained from CFM. Where state or local codes are more stringent than the above requirements, submit criteria to the VA for review and approval.

1. Domestic Water

Domestic water shall be distributed to the plumbing fixtures and equipment. Design shall follow the VA Plumbing Design Manual. This includes design of water hammer arrestors, domestic booster pump design, and central domestic hot water and recirculating systems.

3.0 TECHNICAL CONSIDERATIONS

3.2. Systems Criteria

2. Plumbing Fixtures

Plumbing fixture types (including fixtures required to meet persons with disabilities requirements) and fixture flow restrictors (aerators are prohibited) shall be in accordance with the current version of the VA Plumbing Design Manual.

3. Sanitary Systems

Provide sanitary drain connections to plumbing fixtures designed in accordance with the current version of the VA Plumbing Design Manual.

4. Medical Gas Systems

Oxygen systems shall be provided for each resident bedroom in the House. The system shall be a piped system tied to the hospital bulk oxygen system or to cylinders where connection to a bulk oxygen system is not available. The oxygen system shall be installed in accordance with the current version of the VA Plumbing Design Manual. Coordinate project specific requirements with the VA.

3.2.3. Electrical

1. Lighting

Properly designed lighting systems are essential for the House, Neighborhood Center and Community Center staff and resident to perform and function safely, efficiently, and effectively. The Lighting Design Manual (LDM) provides guidance for lighting design parameters, as well as recommended types of luminaires. The Illuminating Engineering Society of North America (IESNA) can also be consulted for the recommended illuminance target using age 65 and over for the visual age of observer if LDM does not provide direct guidance. The design A/E has the option of using either fluorescent or LED lighting technology. The design A/E shall follow the Reflected Ceiling Plan in Section 4 – Room Templates of this Design Guide for the placement of luminaires for those key spaces. In the case where there is no room template, follow the VA Lighting Design Manual and the Illuminating Engineer Society of North America guidelines. The design A/E shall select appropriate number of lamps in each luminaire to render the required illuminance level for each room and task.

Point-to-point foot-candle calculation for each room or area shall be performed using commercially available computer software to validate compliance with lighting level and energy conservation requirements. The calculations shall be documented and provided to VA for review and concurrence.

2. Power

The A/E shall provide electrical system design to serve all electrically operated equipment. The A/E shall confirm electrical requirements of all equipment to provide correct design and load calculations and shall show receptacles or hardwire connections for all electrically operated equipment. The design A/E shall follow the Floor Plan in Section 4 - Room Templates of this Design Guide for the placement of receptacles for those key spaces. In case there is no room template, provide receptacles or hard-wired connections per code requirements. The design A/E shall refer to the Electrical Design Manual for additional guidance on receptacle locations.

3.0 TECHNICAL CONSIDERATIONS

3.2. Systems Criteria

3.2.4. Security

Security issues shall comply with the standards of the VHA Police Service and the local police service, and shall include protecting residents from 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).

3.2.5. Telecommunications, Monitoring, and Signaling Systems

Intercom, telephone and computer systems are all required in every House. The Office Information & Technology (OIT) provides design A/E guidance on equipment room layout. The Telecommunication and Special Telecommunication System Design Manual shall also be consulted for design information.

1. Nurse Call

A staff call system shall be 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

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

2. Television

Cable and electrical outlets for television use are provided at each Resident Bedroom, Living Room, Den, and Multipurpose Room.

3. 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 shall be avoided.

3.2.6. Information Resource Management Services

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

3.2.7. Seismic Requirements

Where applicable, earthquake resistive design shall comply with the current version of VA Seismic Design Handbook.

3.0 TECHNICAL CONSIDERATIONS

3.2. Systems Criteria

3.2.8. 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 held at the loading dock for collection.

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.

4. Reusable Medical Equipment (RME)

Any washable items incorporated into the plan of care are transported to and held in the soiled utility awaiting pickup for transport to Sterile Processing Service for cleaning and reprocessing.

3.2.9. Transportation

1. Residents

Residents will typically arrive at the main entrance to the house, which shall have a covered drop-off area, via private transportation and accompanied by family or other caregivers. Convenient access between the House entrance and visitor parking should be provided, and garages are suggested for Houses where practical or necessary due to climate.

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. Specimens

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

3. Pharmaceuticals

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

3.0 TECHNICAL CONSIDERATIONS

3.2. Systems Criteria

Medication carts are used in the House to bring medications to residents when necessary. Some medications can be stored in Resident Bedrooms to reduce the frequency of cart traffic.

4. Supplies

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

5. Linen

Clean and soiled linens are transported in linen carts.

6. 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.

7. 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.

3.2.10. 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.

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4.0 ROOM TEMPLATES

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SMALL HOUSE (SH) MODEL

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4.0 ROOM TEMPLATES

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ROOM TEMPLATES: FA 10: COMMUNITY CENTER RESIDENT AREA 4-100
10.4 Great Room (RHGR3) 4-107
10.5 Theater (PSTR1) 4-114
10.6 Library (PSLB1) 4-119
10.7 Hair Care Salon / Shop (RTHC2) 4-124
10.8 Meditation Chapel (PSCW2) 4-131
10.3 PT / OT Exercise Gym (RHPO1) 4-136

4.0 ROOM TEMPLATES

4.1. Introduction

The Room Template plans are intended as general representations of typical furniture, equipment, and functional and personnel space needs. The Room Template Reflected Ceiling Plans (RCPs) are a representation of HVAC diffusers/grilles, sprinklers, lighting, speakers, and other ceiling-mounted equipment locations.

The Room Templates are developed as a design tool to assist the Project Team in understanding the choices to be made during design, as well as to assist designers in understanding the VA's functional requirements for the specific room identified. The Room Templates are not intended to be project specific and are not meant to limit design opportunities. While the Room Templates are provided for a majority of resident-focused spaces required in the House, Neighborhood Center and Community Center, it is not possible to foresee all possible variations of future requirements. A project's specific space program shall be used as the basis for individual project design. In all cases the Room Templates must be reviewed against project criteria and any special requirements. In situations when a test-fit plan was required to arrive at a new NSF and equipment layout, the plan and equipment list have been included in this document. The rooms that were test-fitted do not have room data sheets, RCPs, or interior elevations. The Room Templates were developed with input from VA subject matter experts, consultants, and the industry standards listed in Section 3. Planners & designers shall always complement the information in the Room Templates with additional VA criteria and standards (listed in Section 3). Equipment requirements and technologies are continually evolving. Equipment manufacturers shall be consulted for actual dimensions and utility requirements. See the PG-18-9 106 Small House (SH) Model Space Planning Criteria chapter for a cross reference to the Room Codes, Room Names and NSF.

4.0 ROOM TEMPLATES

4.2. Architectural Notes

Applicable Codes and Standards: See Chapter 3 - 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 Room Templates are the maintained average
3. All locks and latch sets in the House, Neighbohood Center and Community Center shall correspond to VA Master Construction Specifications, Section 087100 - Door Hardware, PG-18-14 (Room Finishes, Door & Hardware Schedule), unless determined otherwise by the specific facility.
4. The data sheets, which accompany each Room Template, list equipment in the following table format:

JSN	NAME	QTY	AI	DESCRIPTION

Figure 4.1 Example Equipment Table

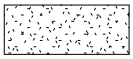
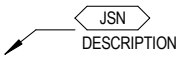
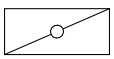
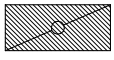
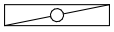
The legend for the Equipment Table is as follows:

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

5. Other abbreviations that may be used on data sheets are described in Section 2.4.3.4, Interior Finish Schedule.
6. When producing architectural drawings for the VA, designers should follow VA Standards which outline the accepted symbols for designating equipment with regard to accountability for 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.

4.0 ROOM TEMPLATES

4.3. Legend of Symbols

Legend of Symbols		
Architectural	2’x2’ Acoustic Ceiling Tile	
	2’x4’ Acoustic Ceiling Tile	
	Gypsum Board	
	Interior Elevation Reference	
	Height of Ceiling Above Finish Floor	
	JSN and Equipment Name	
	Centerline	CL
Wiring Devices and Switches	Single Pole Switch (subscript indicates fixture controlled)	$
	Three-Way Switch	$3
	Dimmer Switch	$D
	Occupancy Sensor	OS
Lighting Devices	2’x2’ Efficient Light Fixture	
	2’x4’ Efficient Light Fixture	
	2’x4’ Efficient Light Fixture (emergency power)	
	1’x4’ Efficient Light Fixture	

4.0 ROOM TEMPLATES

4.3. Legend of Symbols

Legend of Symbols		
	Recessed Down Light Fixture	
	Recessed Down Light Fixture (emergency)	
	Sconce Light	
	Undercabinet Light	
	Pendant Light	
	Night Light	
	Exit Sign	
Receptacles	Duplex	
	Ground Fault Interrupter Duplex	
	Quad	
	Floor-mounted Receptacle	
	Special Purpose Receptacle	
	Junction Box	
	Above-Ceiling Junction Box	
Auxiliary Systems	Telephone Data Outlet	
	Floor-mounted Data Outlet	
	Television Cable Outlet	

4.0 ROOM TEMPLATES

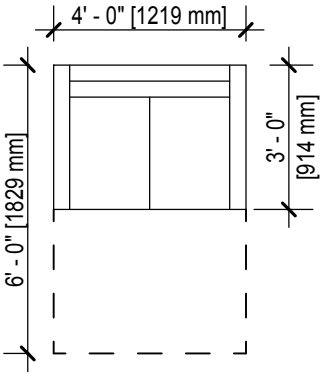
4.3. Legend of Symbols

Legend of Symbols		
	Nurse Call	
	Nurse Call Ceiling Light	
	Speaker	
	Push Plate	
Mechanical	Room Thermostat	
	HVAC Supply	
	HVAC Return	
	Linear Diffuser	
	Exhaust Register	
Plumbing	Floor Drain	
Life Safety	Sprinkler Head	
	Smoke Detector	
	Heat Detector	
	Fire Extinguisher	

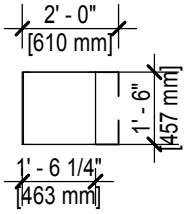
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4.0 ROOM TEMPLATES

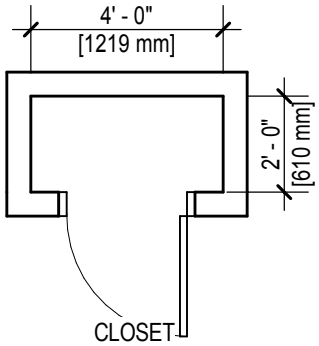
4.4. Typical Resident Furniture and Equipment



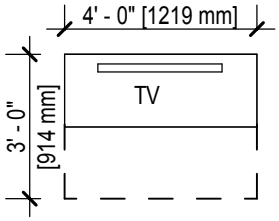
LOVE SEAT / FOLD OUT BED



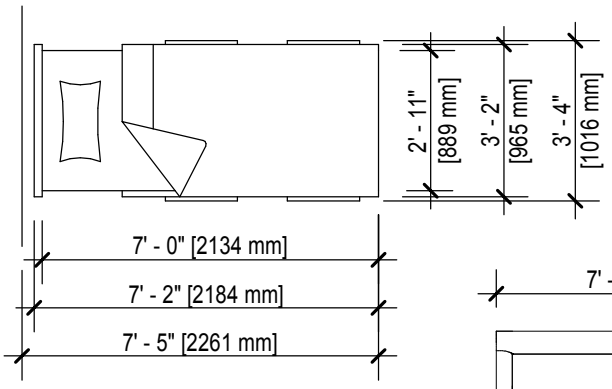
BEDSIDE TABLE



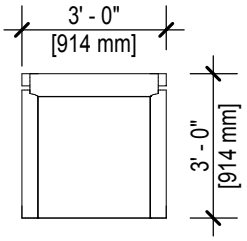
CLOSET



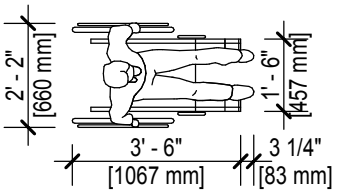
TV / 3 DRAWER DRESSER



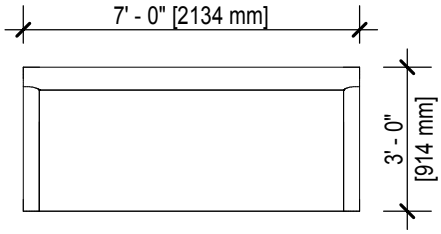
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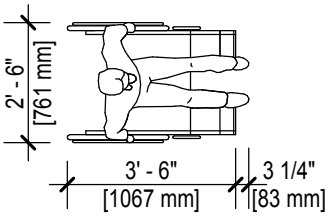
LOUNGE CHAIR



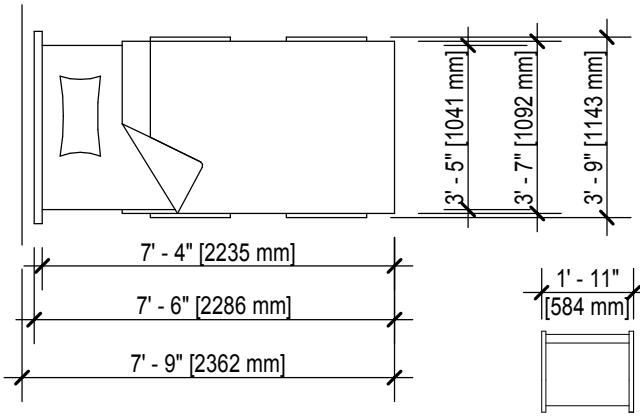
WHEELCHAIR



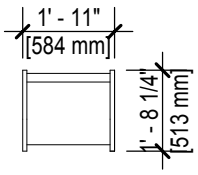
SOFA



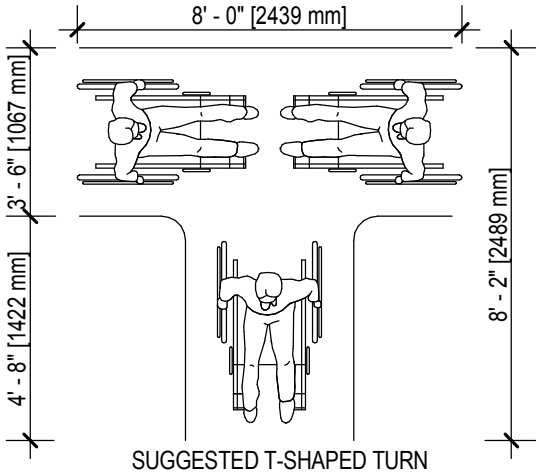
BARIATRIC WHEELCHAIR



BARIATRIC BED



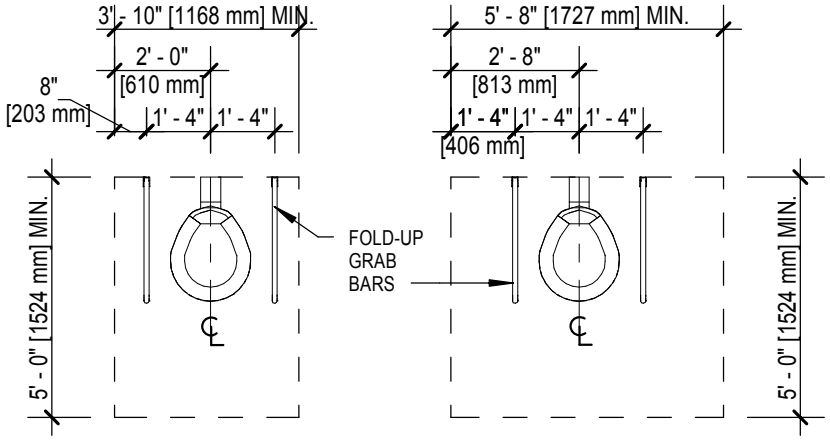
RESIDENT CHAIR



SUGGESTED T-SHAPED TURN

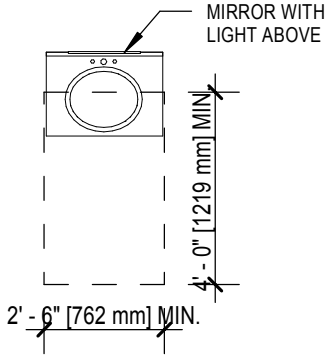
4.0 ROOM TEMPLATES

4.5. Typical Resident Clearances

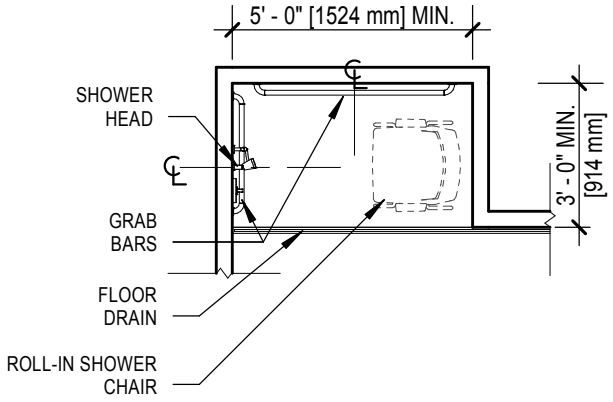


CLEAR SPACE AT TOILET

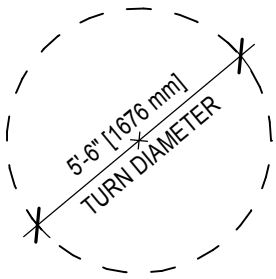
CLEAR SPACE AT
BARIATRIC TOILET



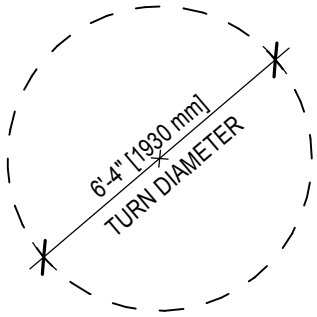
CLEAR SPACE AT
LAVATORY / SINK



CLEAR SPACE AT STANDARD
ROLL-IN SHOWER



WHEELCHAIR CLEARANCE



BARIATRIC
WHEELCHAIR CLEARANCE

4.0 ROOM TEMPLATES

4.6. Programming and Space Criteria

The following information is excerpted from VA Space Planning Criteria PG-18-9, chapter 106 Small House (SH) Model. Not all spaces listed in the referenced document are included as Room Templates in this Design Guide; access both documents in the Department of Veterans Affairs Technical Information Library (TIL) at ttp://www.cfm.va.gov/til/space.asp

Note that all square foot area numbers included herein are indicated as net square footage (NSF). The Room Templates shown in Section 4 of this PG-18-12 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.

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4.0 ROOM TEMPLATES

4.7. FA 3: House Resident Area

3.1 Resident Bedroom (BSHM1) 4-14

3.2 Resident Bathroom (TSPB1) 4-14

3.3 Resident Bedroom Closet (PSCL1) 4-14

3.8 Living Room (PSLR3) 4-27

3.9 Dining Room (PSDR3) 4-33

3.10 Kitchen (RHKN4) 4-39

3.11 Pantry (CSPY1) 4-39

3.13 Den (PSDN2) 4-54

3.14 Laundry Room (LAU05) 4-61

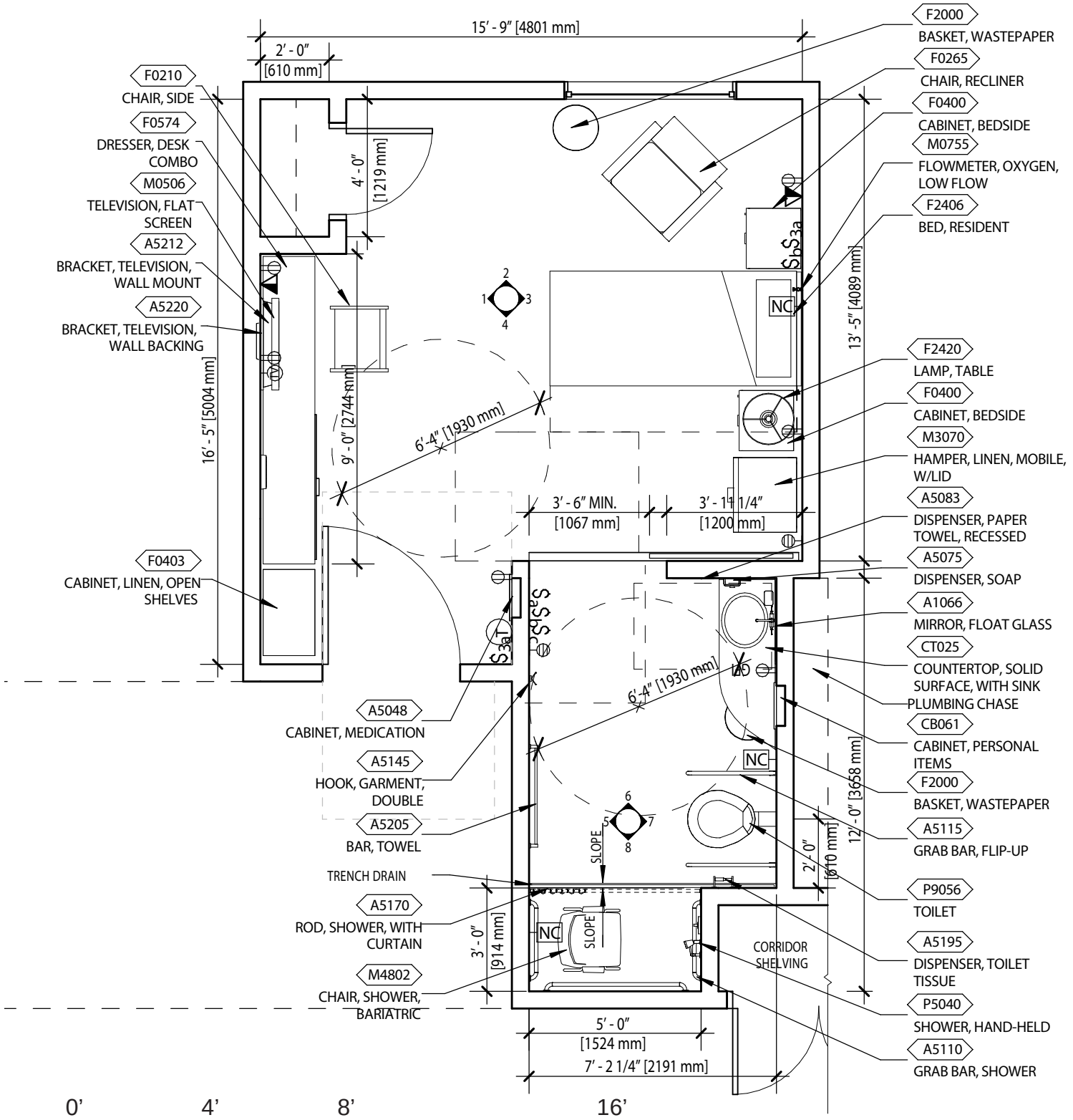
3.6 Bathing Room (BTSH1) 4-67

Disclaimer: *Room Templates 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 planning and design requirements are contained in VA Design Manuals and PG-18-9 Space Planning Criteria: 106 Small House (SH) Model.*

4.0 ROOM TEMPLATES

3.1 Resident Bedroom (BSHM1) 230 NSF, 3.2 Resident Bathroom (TSPB1) 85 NSF, 3.3 Resident Bedroom Closet (PSCL1) 8 NSF

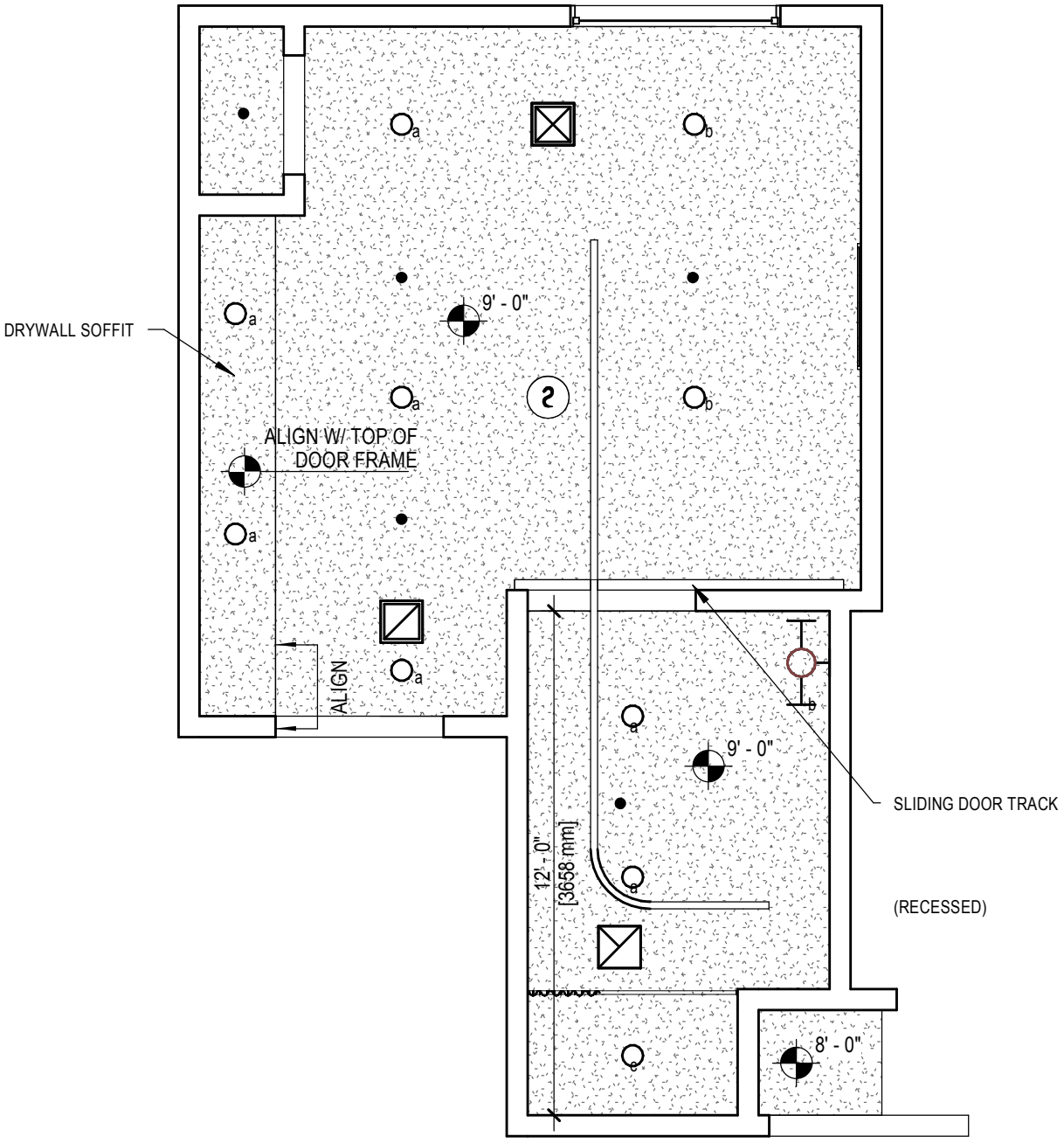
Floor Plan



4.0 ROOM TEMPLATES

3.1 Resident Bedroom (BSHM1), 3.2 Resident Bathroom (TSPB1), 3.3 Resident Bedroom Closet (PSCL1) 8 NSF

Reflected Ceiling Plan



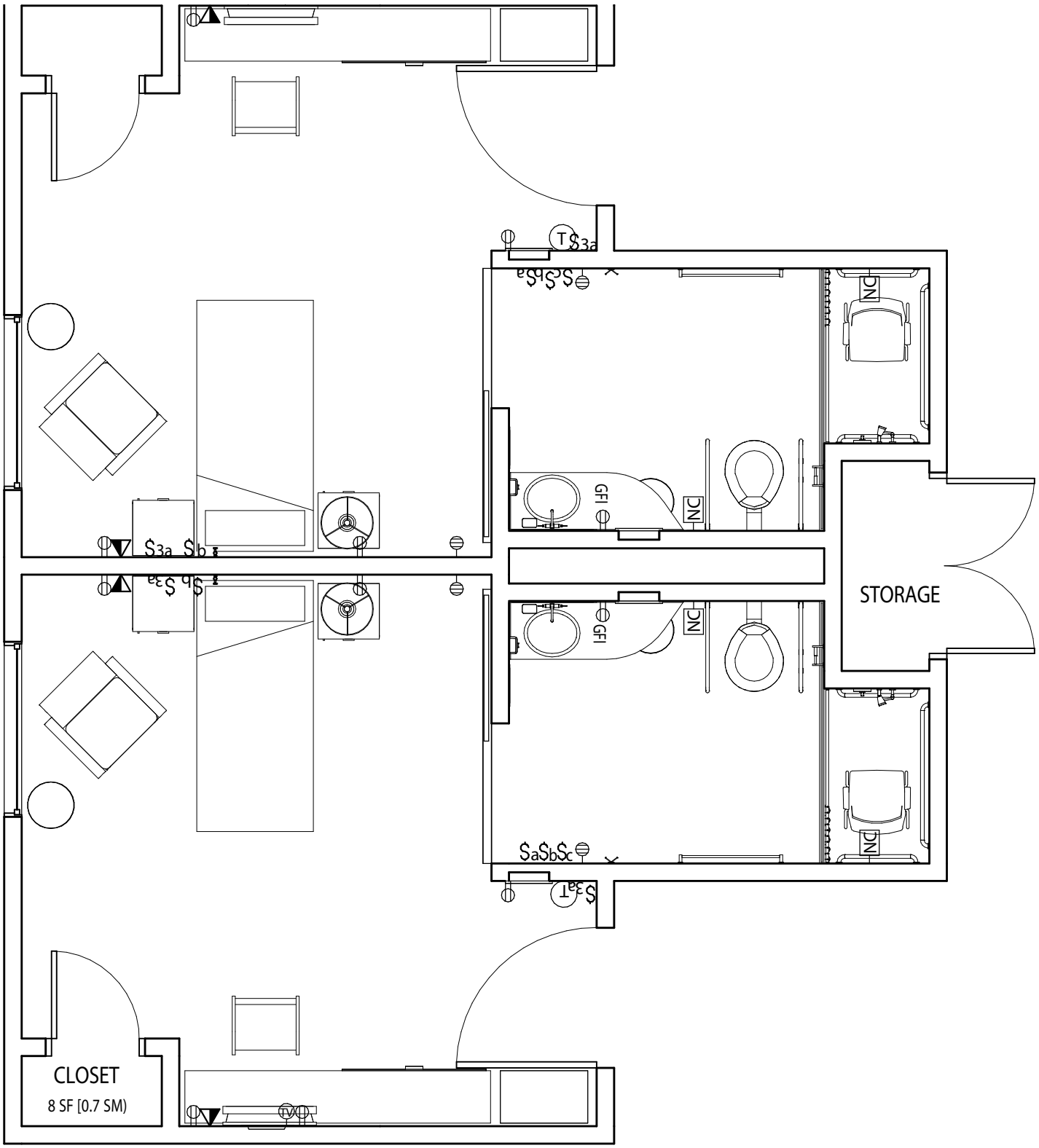
0’ 4’ 8’ 16’

Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.1 Resident Bedroom (BSHM1), 3.2 Resident Bathroom (TSPB1), 3.3 Resident Bedroom Closet (PSCL1)

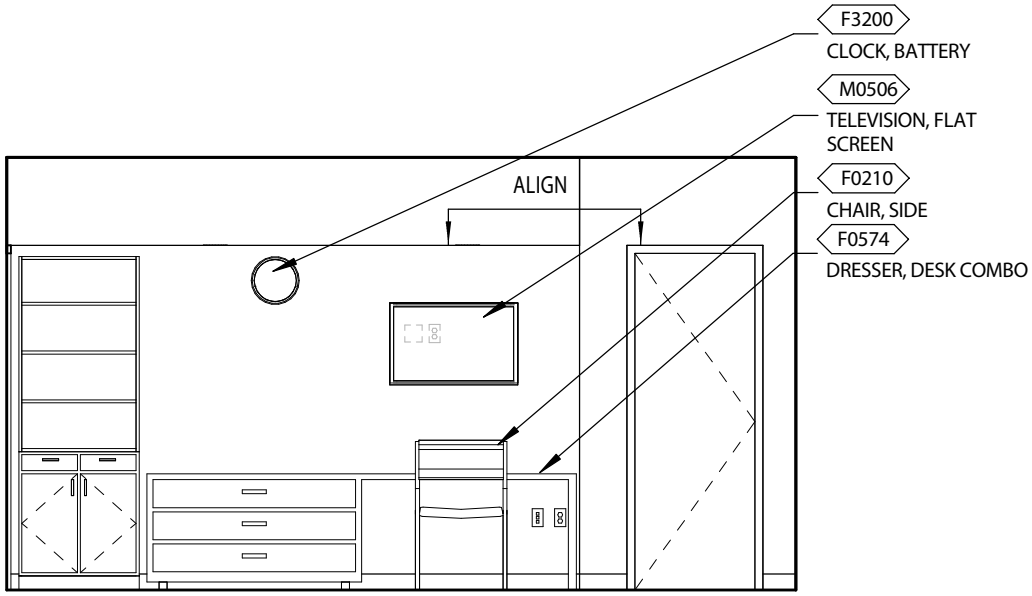
Back-to-back configuration



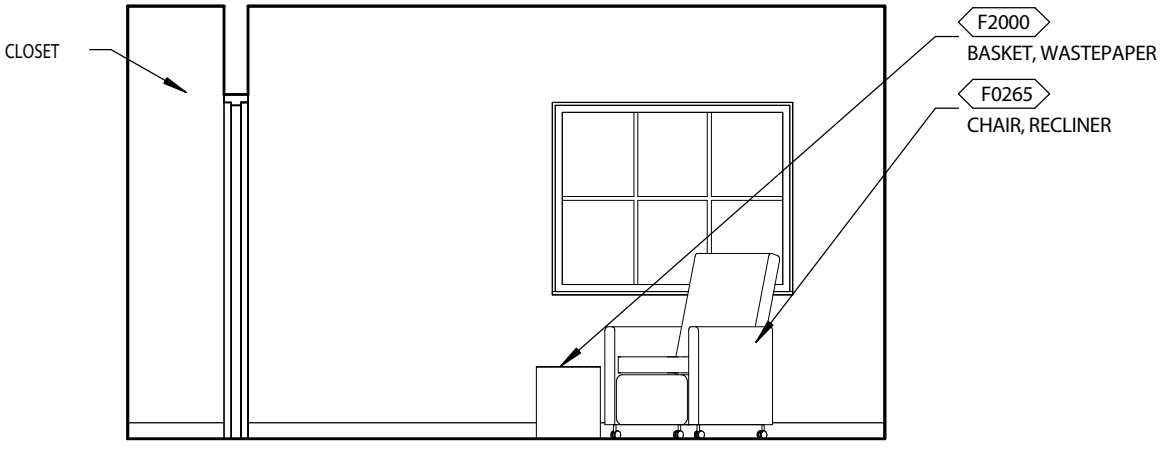
4.0 ROOM TEMPLATES

3.1 Resident Bedroom (BSHM1), 3.2 Resident Bathroom (TSPB1), 3.3 Resident Bedroom Closet (PSCL1)

Elevations



ELEVATION 1



ELEVATION 2

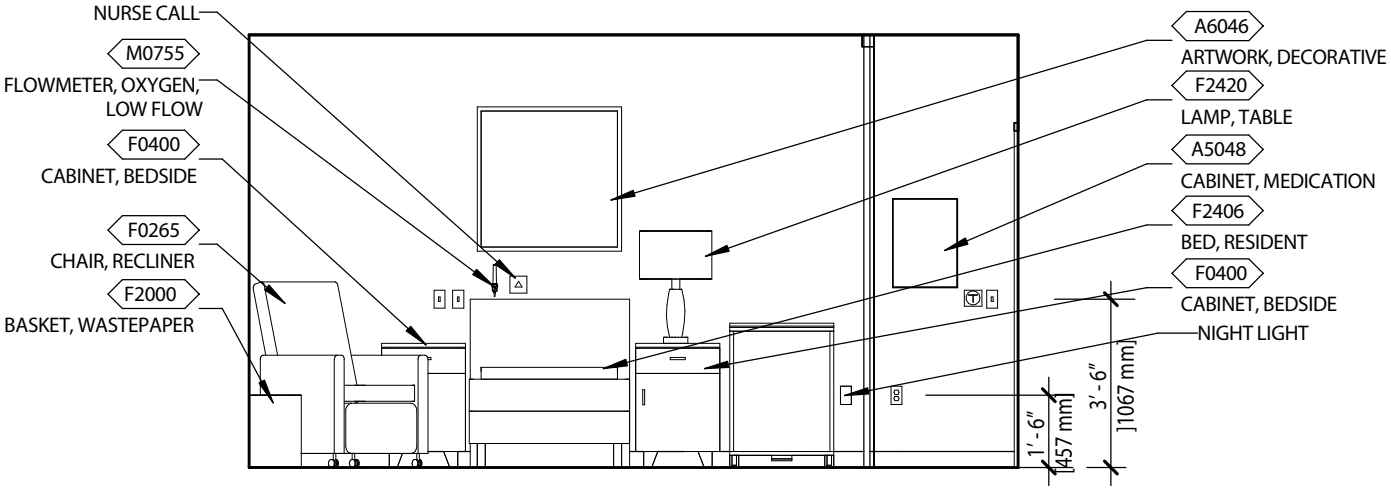


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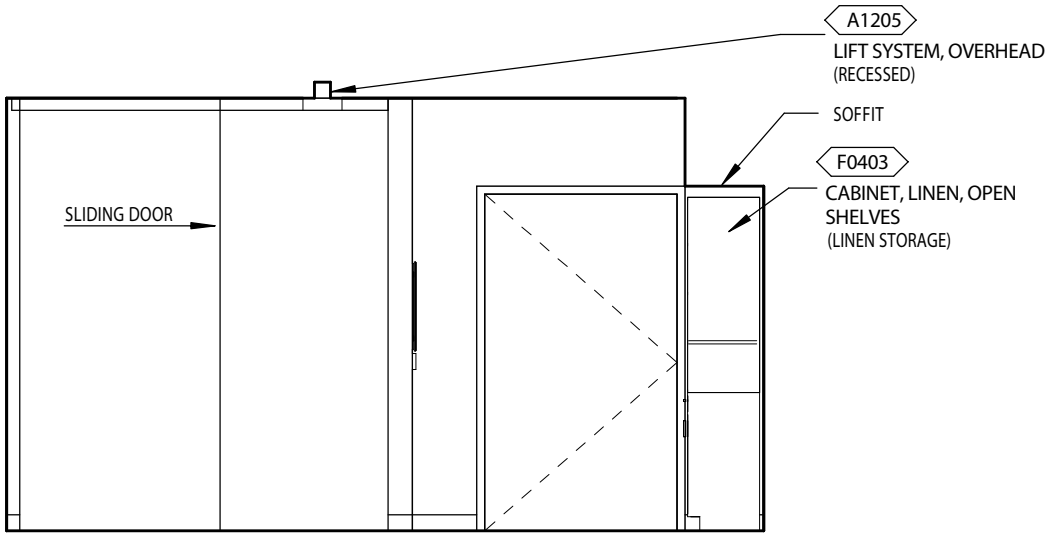
4.0 ROOM TEMPLATES

3.1 Resident Bedroom (BSHM1), 3.2 Resident Bathroom (TSPB1), 3.3 Resident Bedroom Closet (PSCL1)

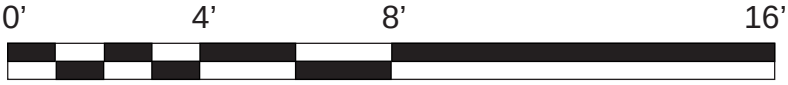
Elevations



ELEVATION 3



ELEVATION 4

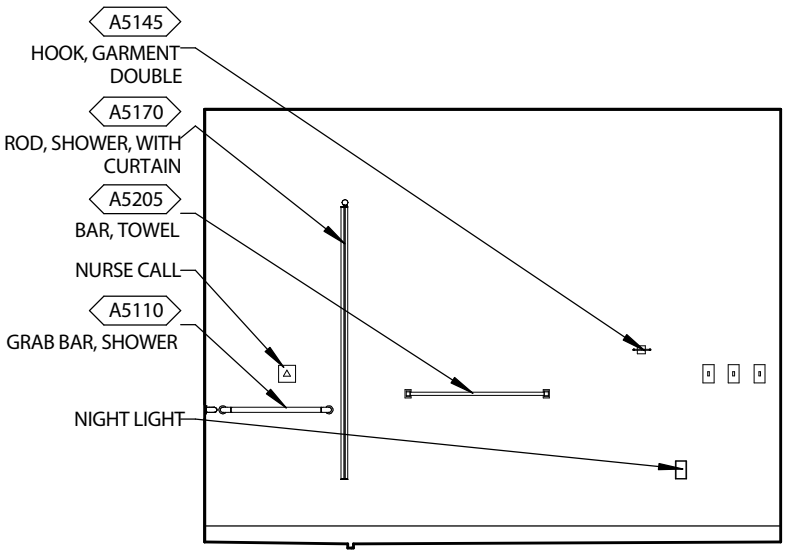


Scale: 1/4" = 1'-0"

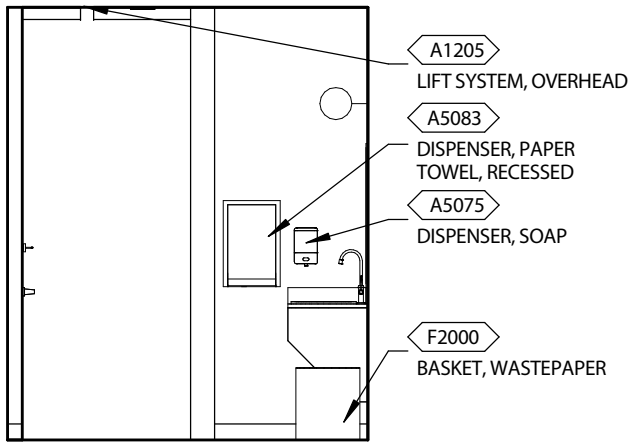
4.0 ROOM TEMPLATES

3.1 Resident Bedroom (BSHM1), 3.2 Resident Bathroom (TSPB1), 3.3 Resident Bedroom Closet (PSCL1)

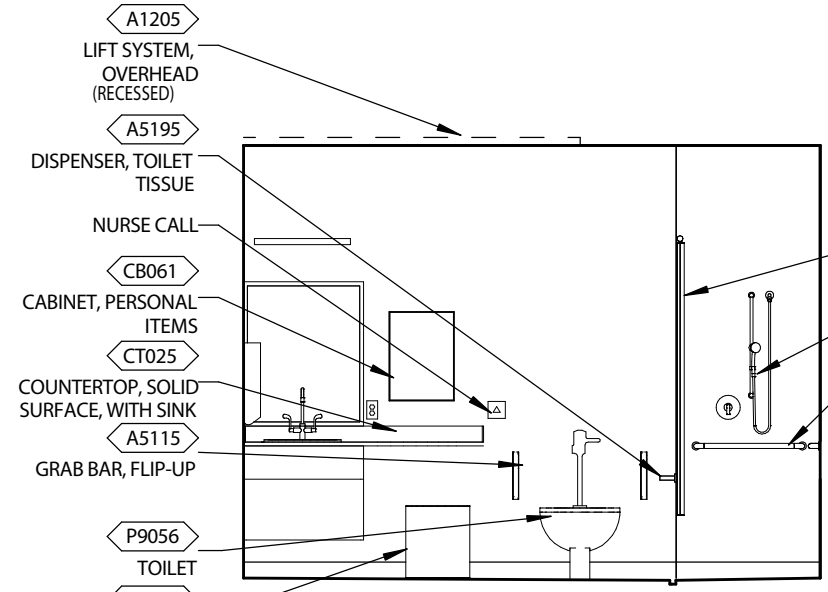
Elevations



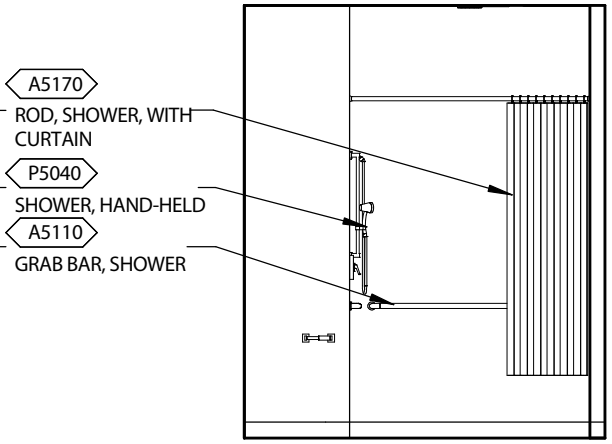
ELEVATION 5



ELEVATION 6



ELEVATION 7



ELEVATION 8

0’ 4’ 8’ 16’

Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.1 Resident Bedroom (BSHM1)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	9’-0”
Wall Finish	GWB Paint
Base	Resilient rubber, contoured
Floor Finish	Carpet
Sound Protection	STC 45
Doors	Wood, No Lite
Hardware	Passage Function

Notes

1. Movable furniture is preferable to built-ins to allow each resident flexibility and ownership over his space
2. Ceiling lift track will be recessed in all new construction projects, though may be surface-mounted in renovations. Sliding door track is cut to allow lift track to run into bathroom unencumbered
3. Provide window treatments for this space.

HVAC
General Requirement: Refer to Bedroom-Resident data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

LIGHTING
General Requirement: Refer to VA Lighting Design Manual, Chapter 4 Patient Areas Lighting Guidelines 4.3.7 Patient Room Residential for design approach and recommended luminaires.

COMMUNICATIONS	
Data	Yes
Telephone	Yes
Cable Television	Yes
Duress Alarm	No
Staff Assist	1 at headwall
Electronic Access	No
Intercom	No
Clock	Yes
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Waste	No
Special	Oxygen

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarms	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

3.1 Resident Bedroom (BSHM1)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1205	Lift System, Overhead, Patient Room w/ Bath	1	V / C	An overhead rail system specifically designed for patient lifting and movement for a single bed room including the bathroom. The system will consist of recessed or ceiling mounted primary and secondary rails, lift motor with rolling carriage, patient harness or seat, and a hand controller or control box with charger. System will facilitate lifting and movement of patient to and from bed to gurney, chair, bath, commode, or other requirement. Minimum lift capability is 550 pounds. Custom design of track layout by manufacturer is essential to meet individual facility requirements.
A5048	Cabinet, Medication, Wall Mounted	1	C / C	Secure wall-mounted cabinet for storing resident medications. Can be key or electronic combination locked.
A5212	Bracket, Television, Wall-Mounted, Tilt/ Angle	1	V / V	A wall mounted, tilt/angled TV bracket for 37” to 80” TVs. Mount will be a universal and VESA compliant unit with a load capacity of up to 130 lbs.
A5220	Bracket, Television, Wall Backing	1	C / C	Wall mounted television bracket backing which provides additional support and strength for the installation of the television bracket. Option available for interior or exterior plate and sized for 12” 16” or 24” stud spacing.
A6046	Artwork, Decorative, With Frame	1	V / V	This JSN shall be used for determining and defining location of decorative artwork.
F0210	Chair, Side, Without Arms	1	V / V	Upholstered side chair approximately 32” high X 19” wide X 23” deep with floor glides. Seat is non-tilting and without arms.
F0265	Chair, Recliner	1	V / V	Reclining chair, 46” high X 33” wide X 40”deep with arms, straight leg base and floor glides or lockable two (2) inch casters. Seat, back and foot rest are foam padded and upholstered with woven textile fabric or vinyl.

4.0 ROOM TEMPLATES

3.1 Resident Bedroom (BSHM1)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
F0400	Cabinet, Bedside, Door, Drawer	2	V / V	Bedside cabinet for storage of both personal items and small support items. Approximately 31” high X 21” wide X 19” deep with one (1) drawer and one (1) closed storage closet. Drawer is removable so interior can be sanitized. May come in a 3 drawer version.
F0574	Dresser/Desk Combination	1	V / V	Dresser, with 3 drawers (36” L) and Desk (36” L)
F2000	Basket, Wastepaper	1	V / V	Wastepaper basket, approximately 18” high. This unit is used to collect and temporarily store small quantities of paper refuse.
F2406	Bed, Resident	1	V / V	Residential style bed, twin size, with headboard. This bed should not look like a hospital type or medical bed, but should have functionality to be adjusted electronically.
F2420	Lamp, Table, With Shade	1	V / V	Table lamp with linen shade.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).
M0506	Television, Flat Screen	1	V / V	Flat screen television. The TV will have built-in speakers, NTSC tuner, a 16:9 wide screen aspect ratio, a minimum of 1280 x 768 resolution and a remote control.
M0755	Flowmeter, Oxygen, Low Flow	1	V / V	Oxygen flowmeter. Consists of a clear crystal flowtube calibrated to 3.5 or 8 LPM depending on manufacturer.
M3070	Hamper, Linen, Mobile, w/Lid	1	V / V	Mobile linen hamper with hand or foot operated lid. Made of heavy tubular stainless steel with heavy gauge welded steel platform. Holds 25” hamper bags. Mounted on ball bearing casters.

4.0 ROOM TEMPLATES

3.2 Resident Bathroom (TSPB1)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	9’-0”
Wall Finish	GWB / PCT
Base	PCT or integral epoxy
Floor Finish	PCT or poured epoxy
Sound Protection	STC 45
Doors	Sliding/Barn
Hardware	Sliding Pull

Notes

1. Sliding door track is cut to allow lift track to run into bathroom unencumbered
2. Non-slip floor

HVAC
General Requirement: Refer to Toilet and Showers-Resident data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization

LIGHTING
General Requirement: Refer to VA Lighting Design Manual, Chapter 4, Patient Areas Lighting Guidelines 4.3.9 Patient Toilet/Shower-Residential for design approach and recommended luminaires.

COMMUNICATIONS	
Data	No
Telephone	No
Cable Television	No
Duress Alarm	No
Staff Assist	1 at toilet, 1 at shower
Electronic Access	No
Intercom	No
Clock	No
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	Yes
Hot Water	Yes
Waste	Yes
Special	Trench Drain

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	None
Visual/Audible Alarms	None
Sprinkler	Yes

4.0 ROOM TEMPLATES

3.2 Resident Bathroom (TSPB1)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1066	Mirror, Float Glass, With SS Frame	1	C / C	A high quality 1/4” polished float glass mirror 36X18, framed in a one-piece, bright polished, stainless steel channel frame with 90° mitered corners. All edges of the mirror are protected by absorbing filler strips. Mirror has a galvanized steel back with integral horizontal hanging brackets and wall hanger for concealed mounting. For mounting above single wall mounted lavatories located in toilet areas, etc. May also be used above double lavatories, either wall or countertop mounted, found in restroom areas.
A5075	Dispenser, Soap, Disposable	1	V / V	Disposable soap dispenser. One-handed dispensing operation. Designed to accommodate disposable soap cartridge and valve.
A5083	Dispenser, Paper Towel, Recessed	1	C / C	Recessed paper towel dispenser shall be of stainless steel with all-welded construction. Exposed surfaces will have a satin finish. Door shall be secured to cabinet with a piano-hinge and equipped with a stainless steel cable door-swing limiter. Shelf shall be stainless steel with satin finish.
A5110	Grab Bar, 1-1/4” Dia., SS, 2 Wall, Shower Use	1	C / C	A 1-1/4” diameter, satin finish stainless steel, peened gripping surface, 2 wall shower, grab bar with concealed mounting flanges. Snap over flanges are provided to conceal mounting screws. A selection of mounting kits and concealed anchor devices are available from the manufacturers for different types of installations. Grab bar shall comply with barrier-free accessibility guidelines for structural strength. For typical applications in shower stalls where ADA (American’s With Disabilities Act) requirements must be met.
A5115	Grab Bar, Flip-Up, Heavy Duty	2	C / C	A heavy duty flip-up safety rail. The grab bar will be constructed of stainless steel and will extend approximately 30” from the wall when in the extended position.

4.0 ROOM TEMPLATES

3.2 Resident Bathroom (TSPB1)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
A5145	Hook, Garment, Double, SS, Surface Mounted	1	C / C	A surface mounted, satin finish stainless steel, double garment hook. Equipped with a concealed mounting bracket that is secured to a concealed wall plate. For general purpose use throughout the facility to hang various items of apparel.
A5170	Rod, Shower Curtain, 1”Diameter, W/ Curtain & Hooks	1	C / C	A concealed mounted, 1” outside diameter, satin finish stainless steel, shower curtain rod with white vinyl shower curtain (72” H) and SS shower curtain hooks. Rod and curtain available in various widths. For general purpose use at shower stall or bathtub locations.
A5195	Dispenser, Toilet Tissue, SS, 1-Roll, Surface MNTD	1	C / C	A concealed surface mounted, single roll, satin finish stainless steel, toilet tissue dispenser. Unit accommodates one standard-core toilet tissue roll through 5” in diameter. Spindle is chrome plated plastic with a heavy-duty internal spring and turns freely for non-controlled delivery.
A5205	Bar, Towel, 1” Diameter, SS, Surface Mounted	1	C / C	A surface mounted, satin finish stainless steel, 1” diameter, towel bar. Support posts and flanges are one piece, chrome-plated, cast heavy brass with satin finish. Towel bar shall not rotate within support posts. For general purpose use in shower or bathtub rooms.
CB061	Cabinet, Bathroom Personal Item	1	C / C	Wall-mounted cabinet with two shelves for a resident’s personal items and toiletries. Reversible door opens left or right.

4.0 ROOM TEMPLATES

3.2 Resident Bathroom (TSPB1)

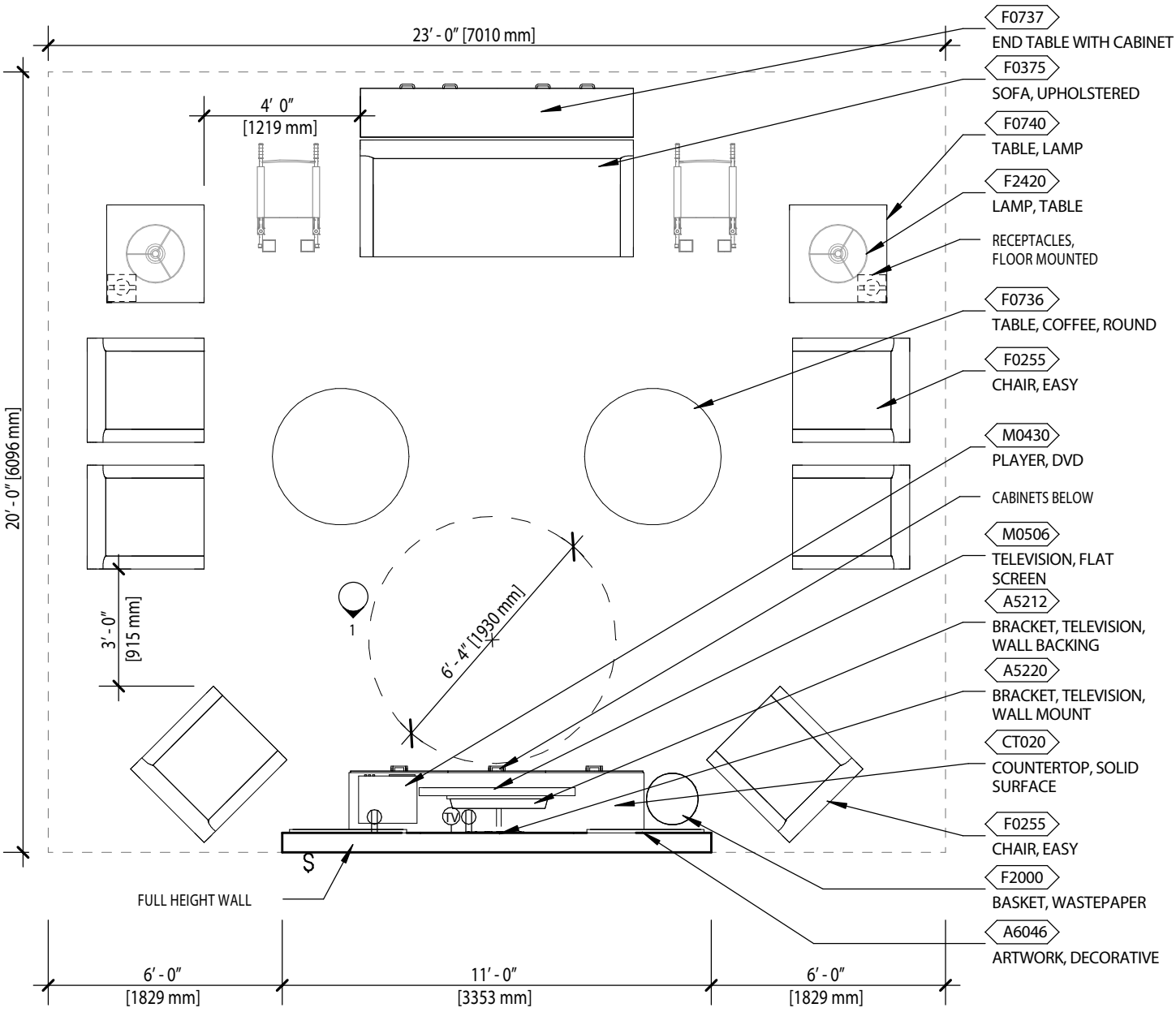
Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
CT025	Countertop, Solid Surface with Sink Combination	1	C / C	A solid, nonporous countertop approximately 36”W x 22”D with a undercounter sink combination. The countertop is an acrylic-based solid surface product with a standard thickness of 1”, and a 4” butt backsplash/curb. Surfaces will be easy to clean and maintain. Also referred to as a work surface or work top with sink. Available in a choice of colors, depths and sink shapes. Usually a part of a casework interior design program. Unit does not include the drain and faucet.
F2000	Basket, Wastepaper	1	V / V	Wastepaper basket, approximately 18” high. This unit is used to collect and temporarily store small quantities of paper refuse.
M4802	Chair, Shower, Bariatric	1	V / V	500 lb. weight capacity. Frame has width/depth cross braces attached with aircraft-type rivets. Durable, blow-molded plastic bench. Aluminum frame is lightweight, durable, and corrosion proof. Drainage holes reduce slipping. Euro-style clip for leg height adjustment; adjusts in 1” increments.
P5040	Shower, Single, Hand-Held	1	C / C	A complete, barrier-free, single hand-held, personal shower system. The shower system includes: pressure balanced mixing valve with high temperature limit stop; personal hand shower; shower hose; wall supply; and slide bar.
P9056	Toilet, Floor Mounted, Bariatric	1	C / C	A floor mounted, flush valve toilet with an elongated front. The toilet with be vitreous china with a rear outlet. See manufacturer’s literature for recommended flush valves and toilet seats.

4.0 ROOM TEMPLATES

3.8 Living Room (PSLR3) 450 NSF

Floor Plan



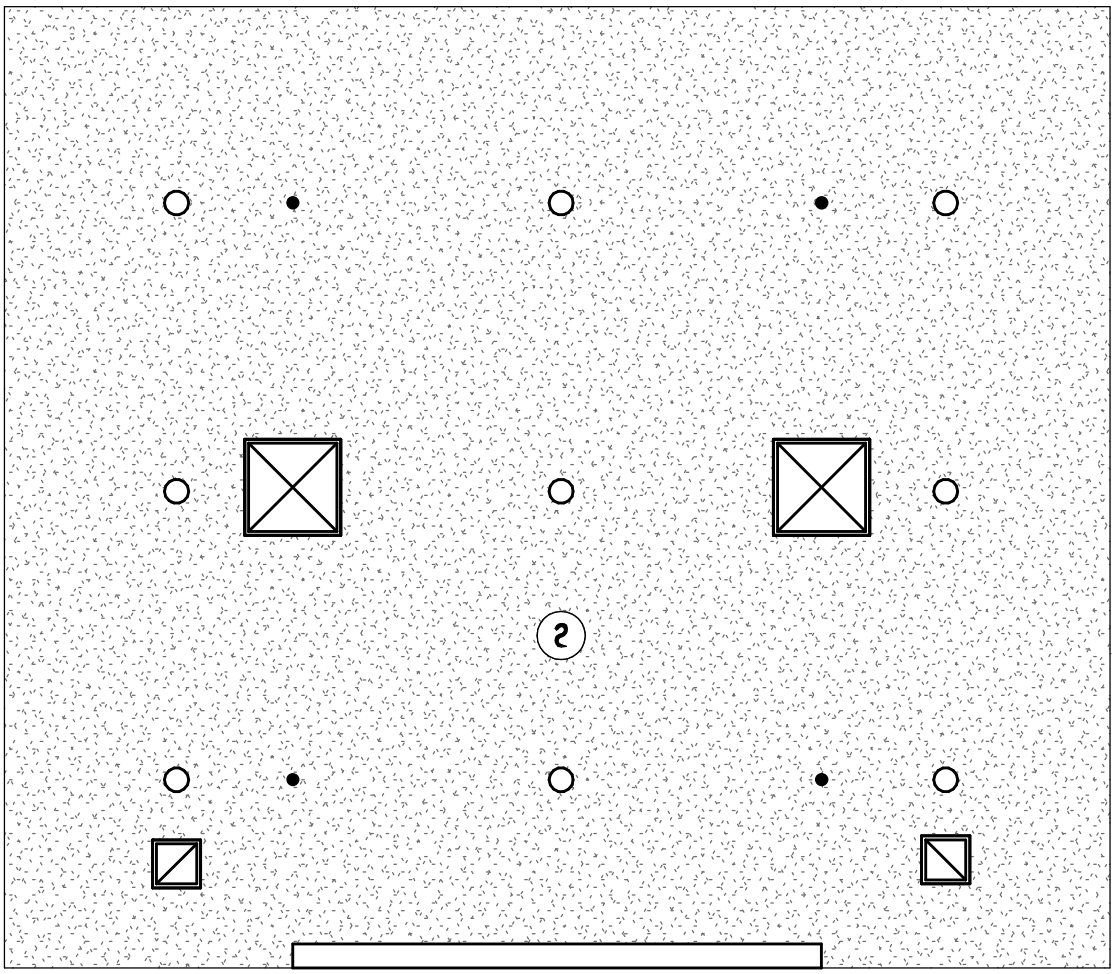


Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.8 Living Room (PSLR3)

Reflected Ceiling Plan



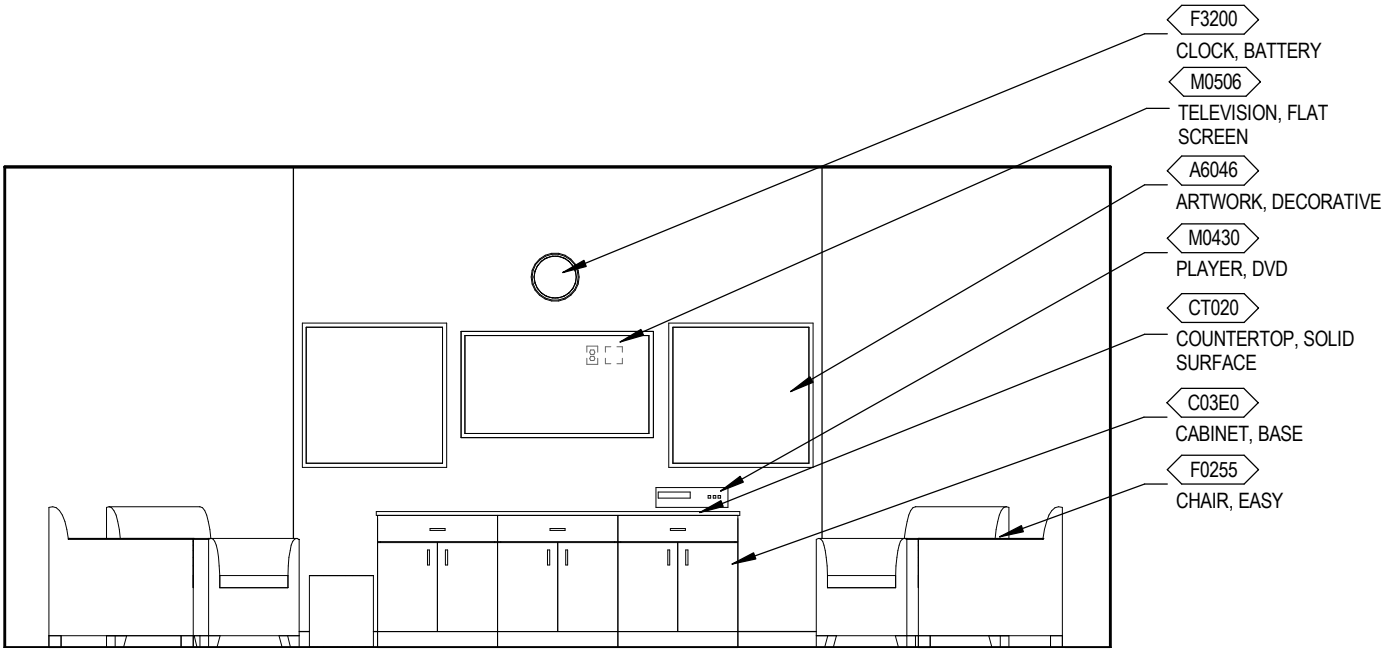
0’ 4’ 8’ 16’

Scale: 1/4” = 1’-0”

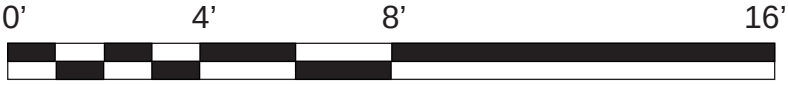
4.0 ROOM TEMPLATES

3.8 Living Room (PSLR3)

Elevations



ELEVATION 1



Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.8 Living Room (PSLR3)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	10’-0”
Wall Finish	GWB, Paint, Wood, Tile or Stone
Base	Resilient Rubber, contoured
Floor Finish	Carpet, LRT, RSF
Sound Protection	None - Open room
Doors	None
Hardware	None

Notes

1. Use sound-dampening materials and finishes where possible such as carpet, upholstered furniture, wall panels, and canvases
2. Inset carpet-to-LRT/RSF/tile transition shall be smooth

HVAC
General Requirement: Refer to Living Room data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

LIGHTING
General Requirement: Refer to VA Lighting Design Manual Chapter 4, Patient Areas Lighting Guidelines 4.3.11 Day Room for design approach and recommended luminaires.

COMMUNICATIONS	
Data	No
Telephone	No
Cable Television	Yes
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	Yes
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Waste	No
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarms	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

3.8 Living Room (PSLR3)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A5212	Bracket, Television, Wall-Mounted, Tilt/ Angle	1	V / V	A wall mounted, tilt/angled TV bracket for 37” to 80” TVs. Mount will be a universal and VESA compliant unit with a load capacity of up to 130 lbs.
A5220	Bracket, Television, Wall Backing	1	C / C	Wall mounted television bracket backing which provides additional support and strength for the installation of the television bracket. Option available for interior or exterior plate and sized for 12” 16” or 24” stud spacing.
A6046	Artwork, Decorative, With Frame	2	V / V	This JSN shall be used for determining and defining location of decorative artwork.
C03E0	Cabinet, U/C/B, 1 Shelf, 1 Drawer, 2 DO, 36x30x22	3	C / C	Standing height under counter base cabinet with an adjustable shelf and a full width drawer above solid hinged doors. Also referred to as a combination cabinet or a drawer and cupboard cabinet.
CT020	Countertop, Solid Surface	10	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1”, and a 4” butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
F0255	Chair, Easy	6	V / V	Easy chair approximately 35” high X 28” wide X 32” deep with arms and floor glides. Arms, back and seat are foam padded and upholstered in woven textile fabric or vinyl.
F0375	Sofa, Upholstered	1	V / V	Executive sofa with woven fabric textile or vinyl upholstery, foam padded arms, steel spring and foam rubber backs and seats, and floor glides.
F0736	Table, Coffee, Round	2	V / V	Round coffee table, approximately 36” diameter.

4.0 ROOM TEMPLATES

3.8 Living Room (PSLR3)

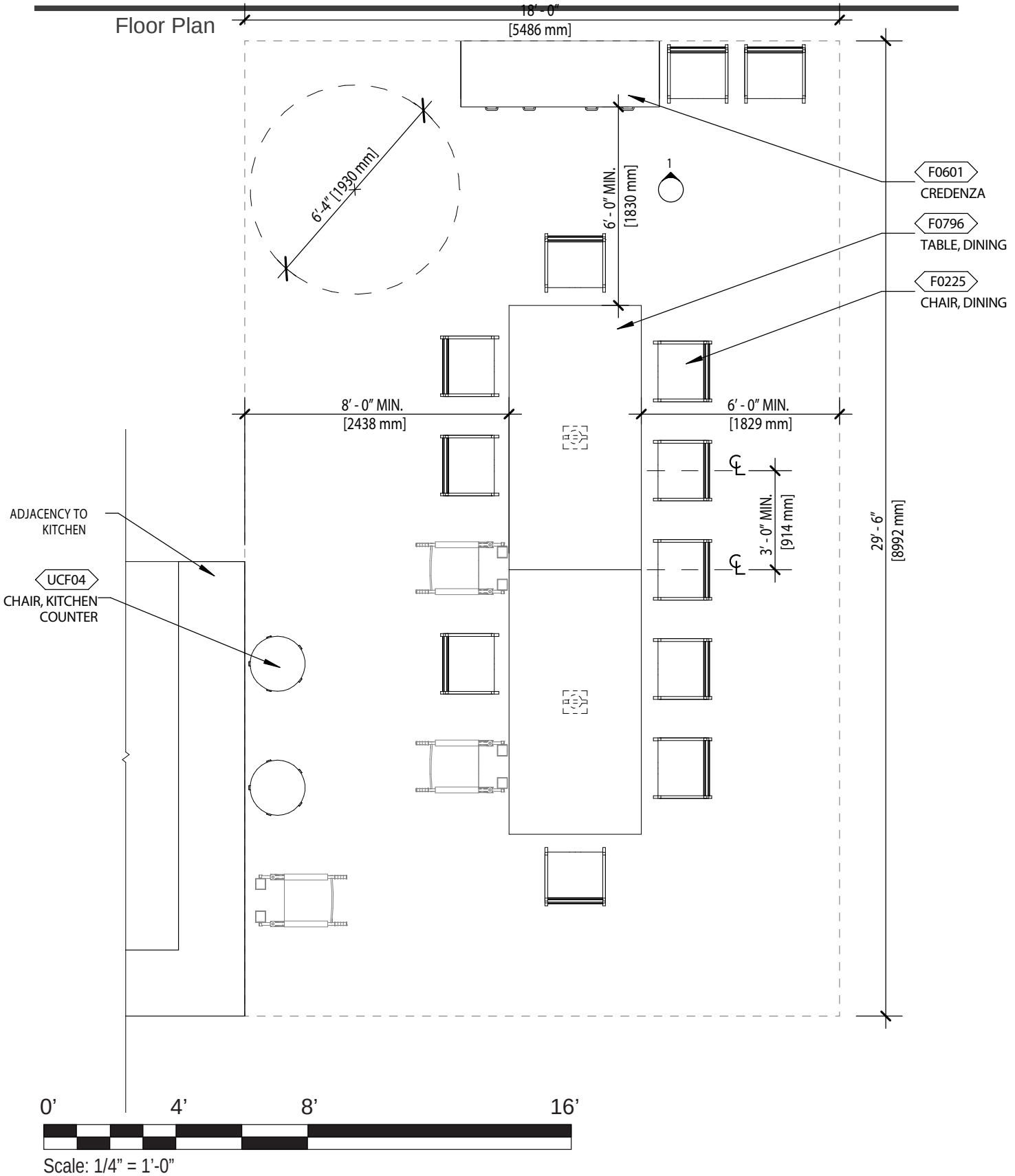
Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
F0737	End Table with Cabinet	1	V / V	This table is meant to be positioned behind a sofa in a residential setting and should include storage underneath the tabletop with cabinet doors.
F0740	Table, Occasional, Lamp	2	V / V	Occasional lamp table (end table) approximately 20” high X 27” wide X 27” deep with choice of finishes (wood, oak veneer, or high pressure laminate).
F2000	Basket, Wastepaper	1	V / V	Wastepaper basket, approximately 18” high. This unit is used to collect and temporarily store small quantities of paper refuse.
F2420	Lamp, Table, With Shade	2	V / V	Table lamp with linen shade.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).
M0430	Recorder/ Player, Digital, Video, DVD	1	V / V	Professional medical grade DVD video recorder/ player. Approximately 5” high X 10” wide X 14” deep. Meets NTSC and PAL standards and employs MPEG2 video compression. Capable of high speed picture search, direct recording into available disc space and recording and playback on various DVD formats. Audio uses Dolby digital format.
M0506	Television, Flat Screen	1	V / V	Flat screen television. The TV will have built-in speakers, NTSC tuner, a 16:9 wide screen aspect ratio, a minimum of 1280 x 768 resolution and a remote control.

4.0 ROOM TEMPLATES

3.9 Dining Room (PSDR3) 525 NSF

Floor Plan

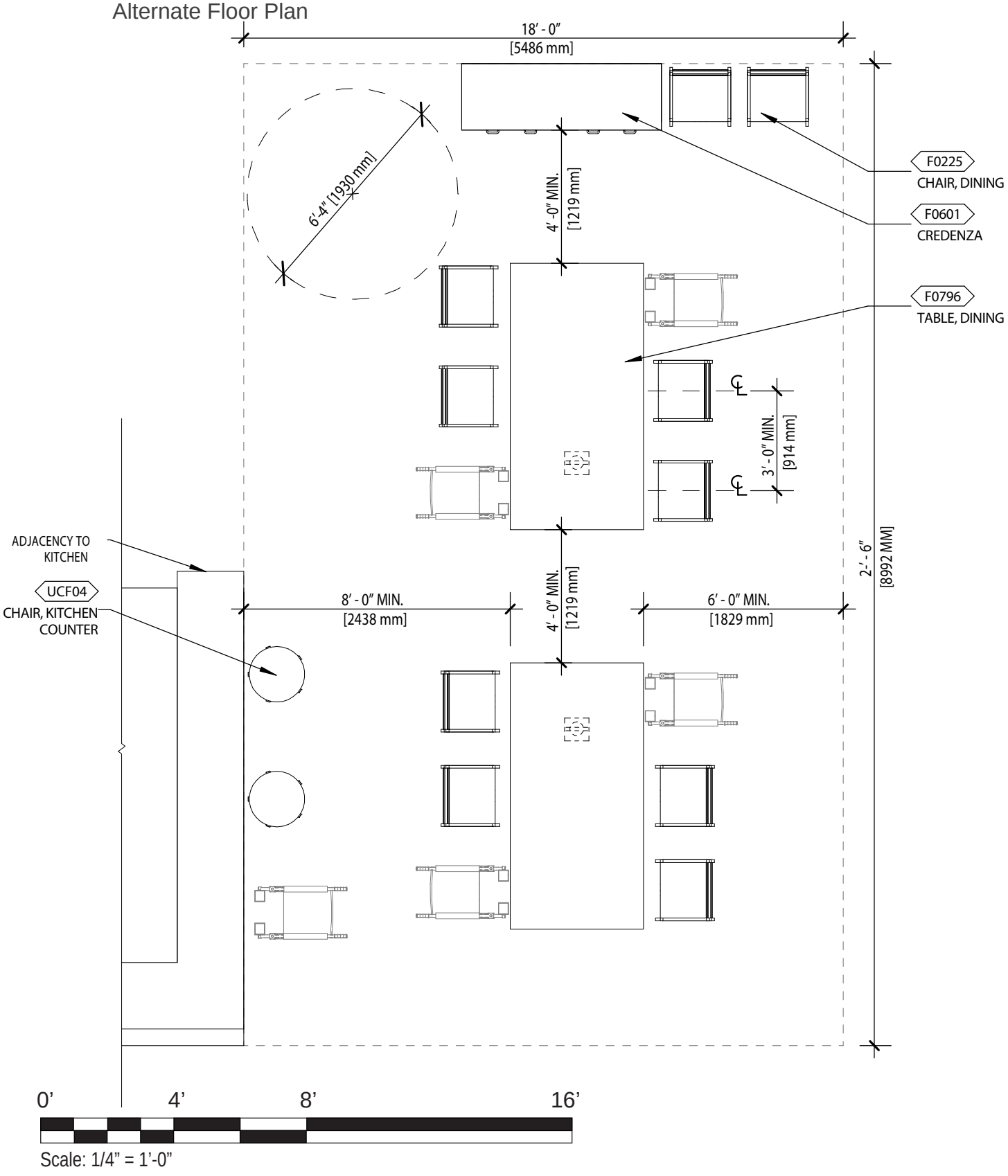


Scale: 1/4" = 1'-0"

4.0 ROOM TEMPLATES

3.9 Dining Room (PSDR3)

Alternate Floor Plan

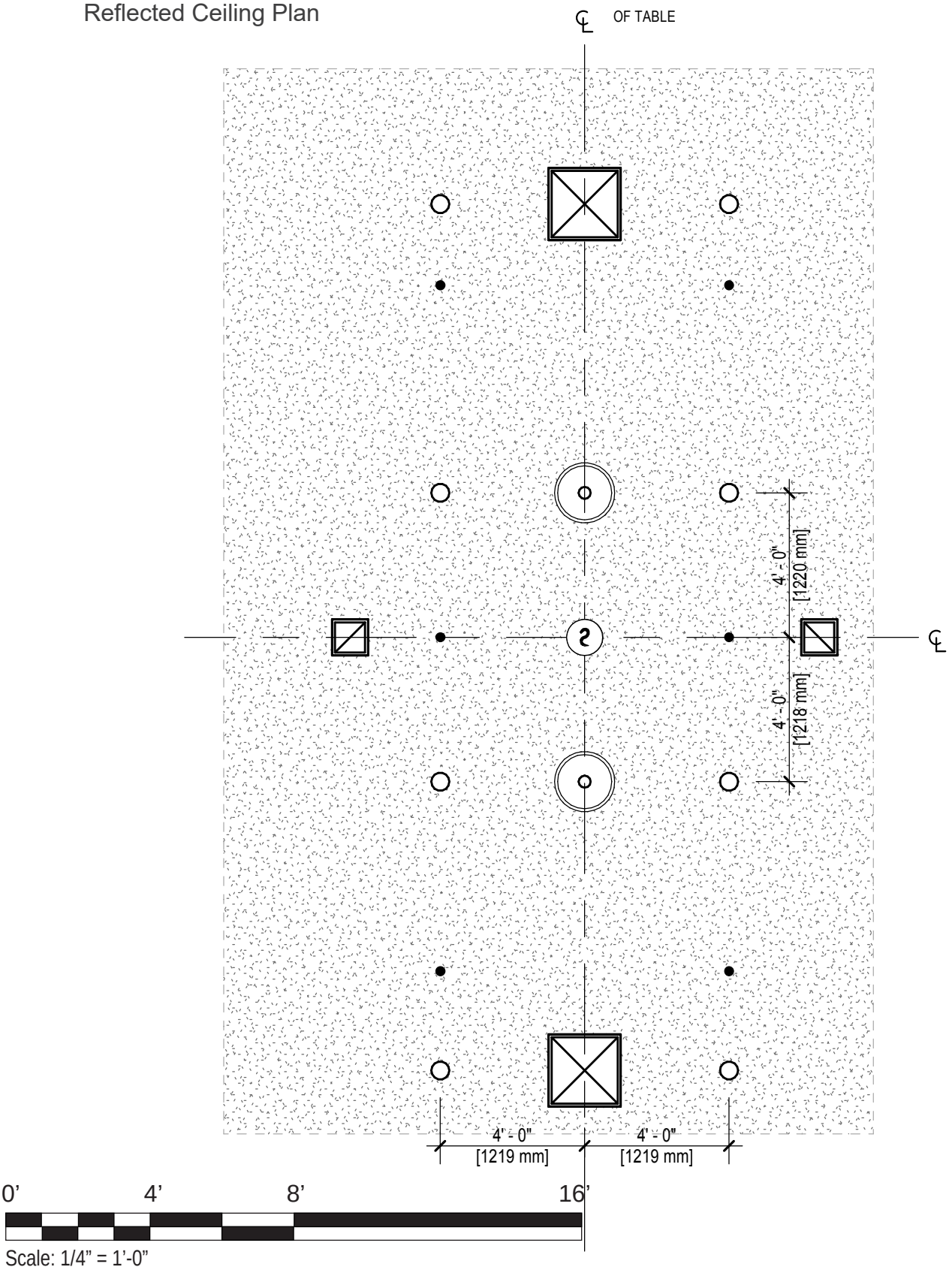


Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.9 Dining Room (PSDR3)

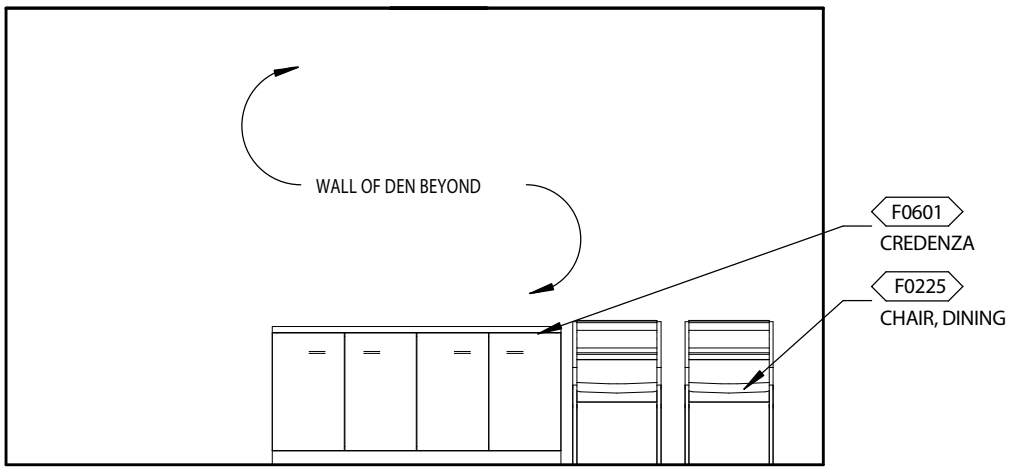
Reflected Ceiling Plan



4.0 ROOM TEMPLATES

3.9 Dining Room (PSDR3)

Elevations



ELEVATION 1

0’ 4’ 8’ 16’

Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.9 Dining Room (PSDR3)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	10’-0”
Wall Finish	GWB, Wood
Base	Resilient rubber, contoured, PCT, or Wood
Floor Finish	RSF, PCT, or Wood
Sound Protection	None - Open Room
Doors	Wood (if any)
Hardware	Passage Function

Notes

1. Potential adjacency to Kitchen, continuation of some finishes
2. Use sound-dampening materials and finishes where possible

HVAC

General Requirement: Refer to Dining Room data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

LIGHTING

General Requirement: Refer to VA Lighting Design Manual Chapter 5, Public Areas Lighting Guidelines 5.6 Canteen for design approach and recommended luminaires.

COMMUNICATIONS	
Data	No
Telephone	No
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	No
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Waste	No
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarms	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

3.9 Dining Room (PSDR3)

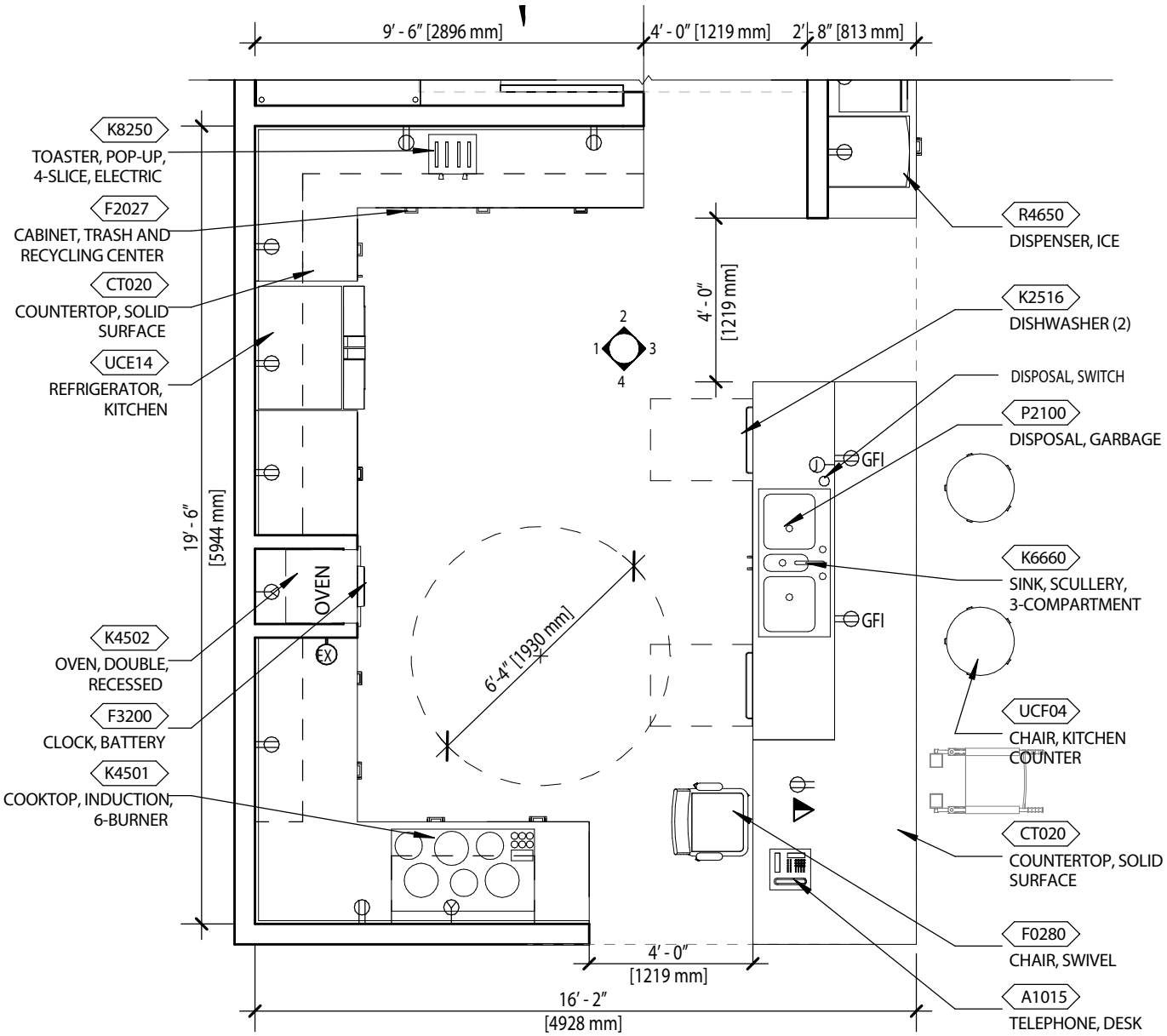
Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
F0225	Chair, Dining Room	12	V / V	Dining room chair with glides. Chair has straight legs with cushioned cloth or vinyl seat.
F0601	Credenza, Dining Room	1	V / V	Wood credenza with storage
F0796	Table, Dining, Residental	2	V / V	Family style rectangular dining room table with wood table-top and wood or metal legs, spaced appropriately to allow for 6 chairs to be placed.

4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4) 360 NSF

Floor Plan



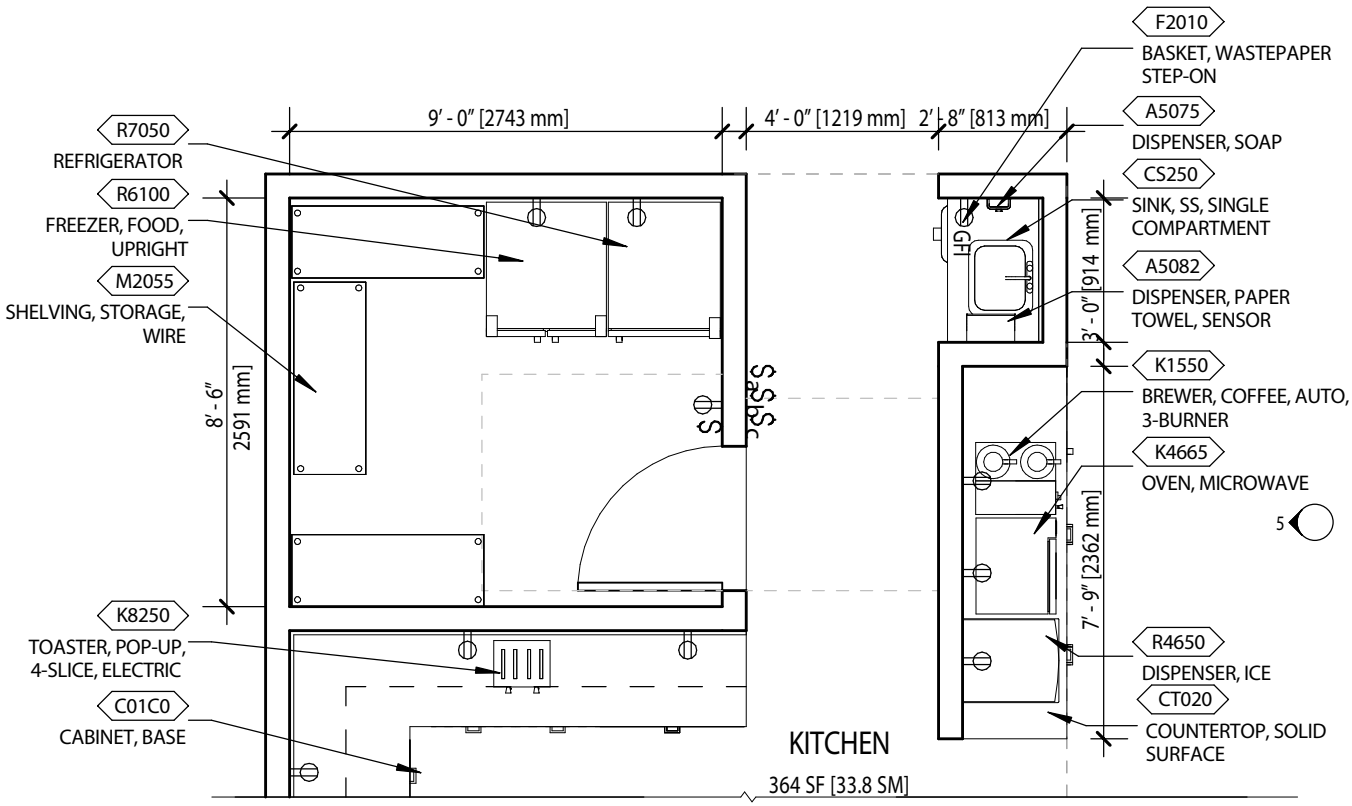


Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.11 Pantry (CSPY1)

Floor Plan



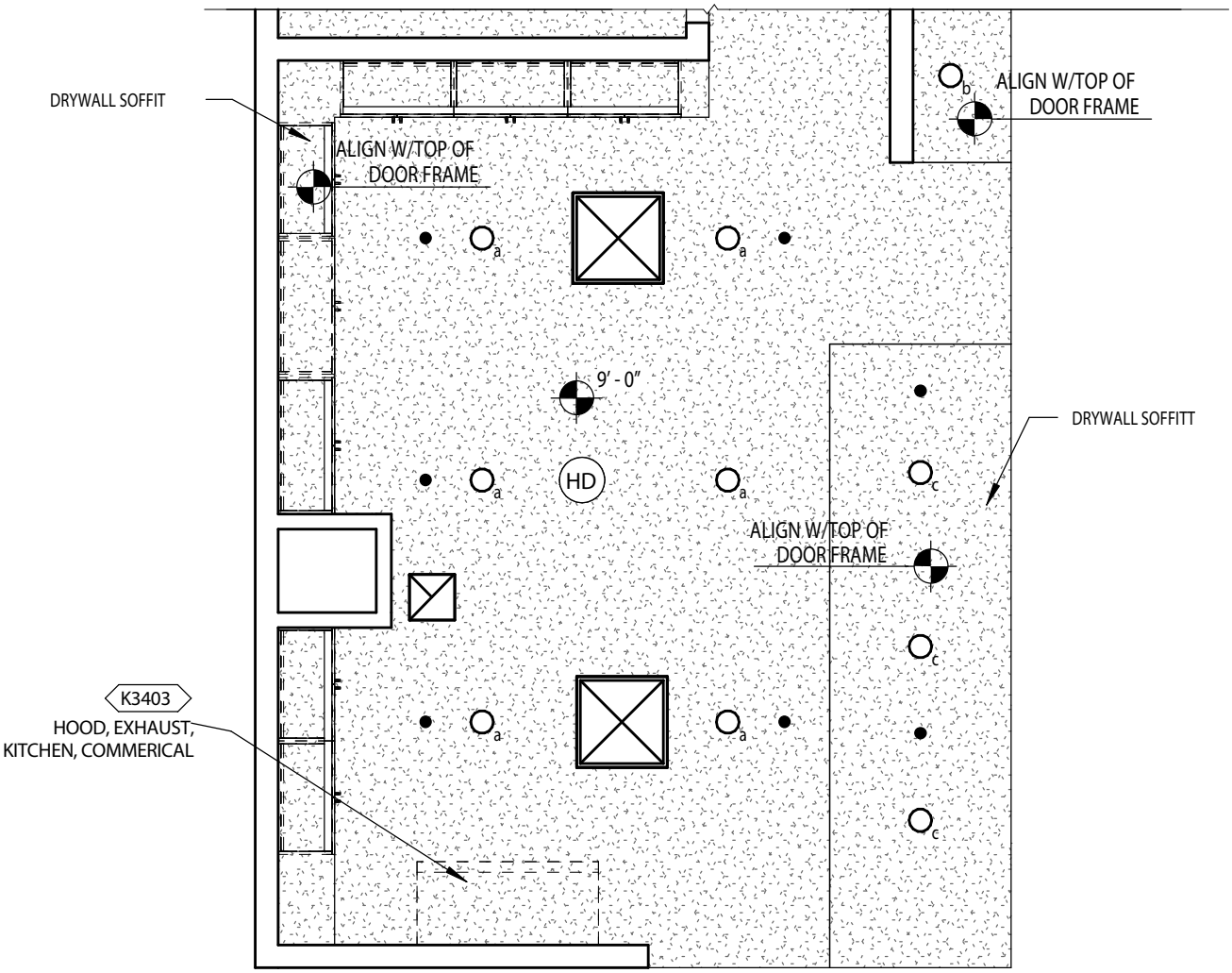
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Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

Reflected Ceiling Plan



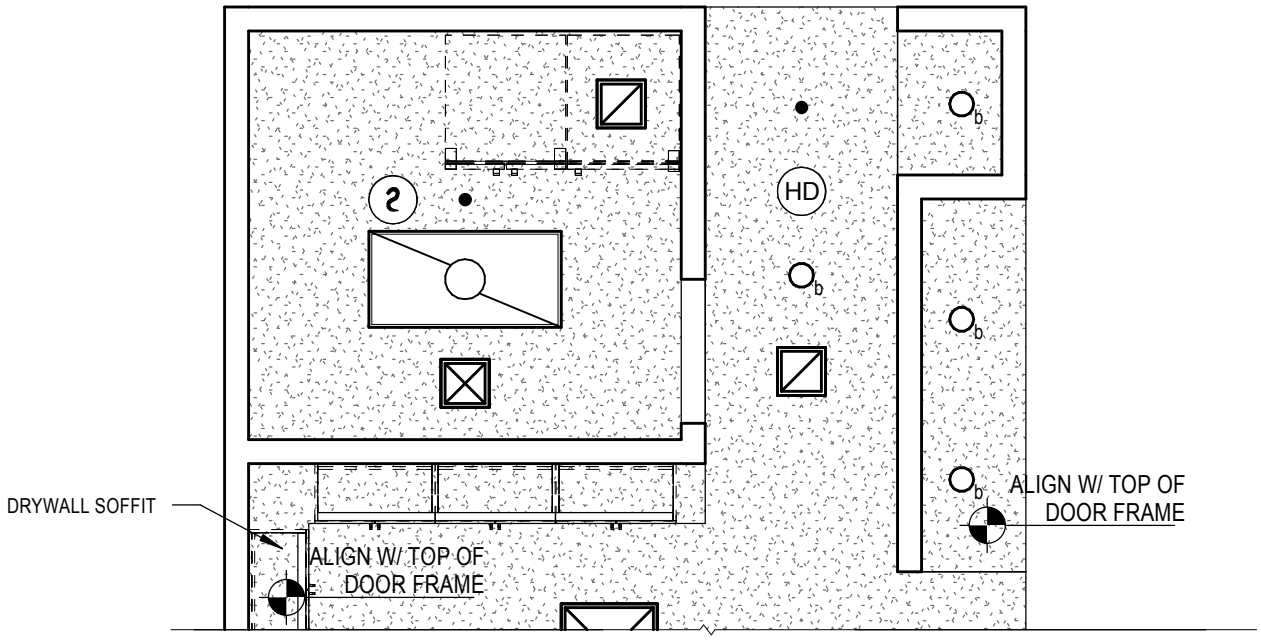
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Scale: 1/4" = 1'-0"

4.0 ROOM TEMPLATES

3.11 Pantry (CSPY1)

Reflected Ceiling Plan



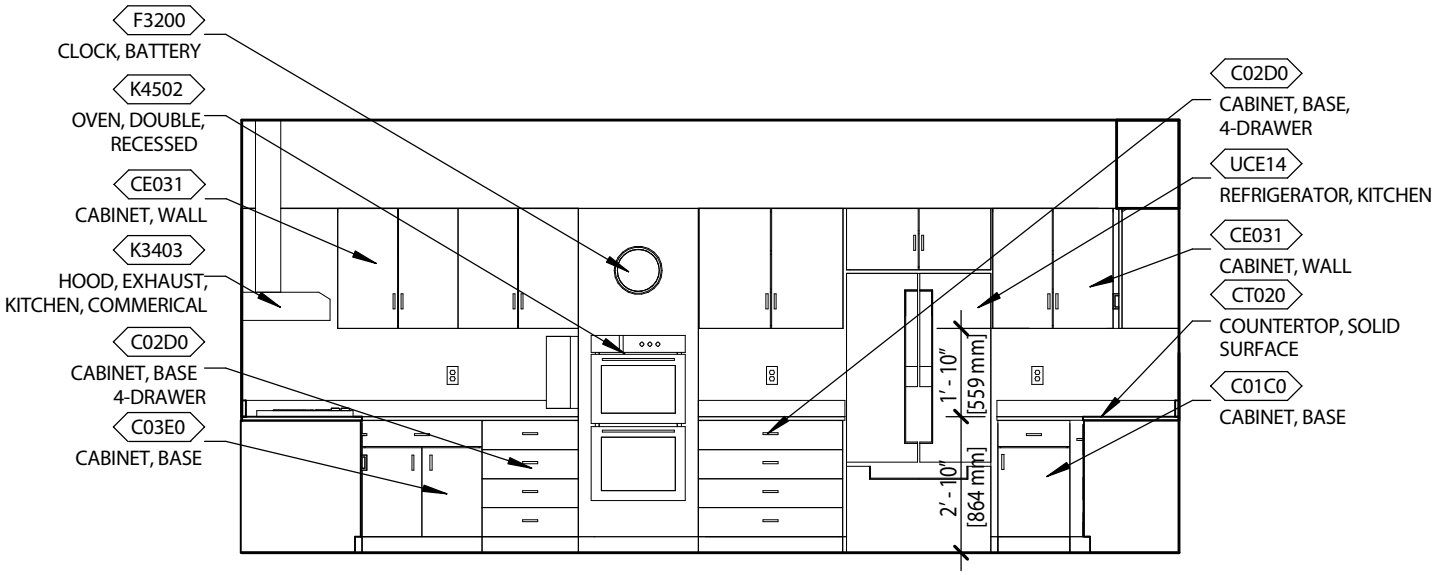


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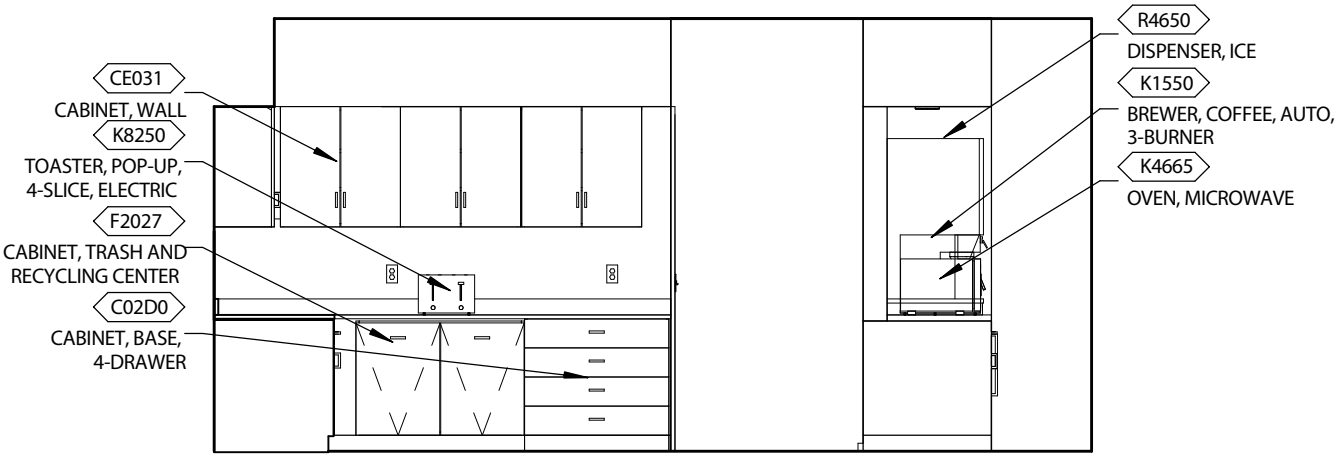
4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

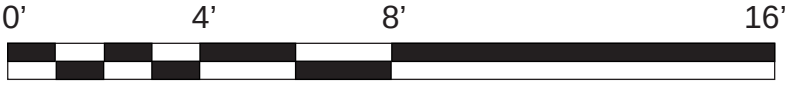
Elevations



ELEVATION 1



ELEVATION 2

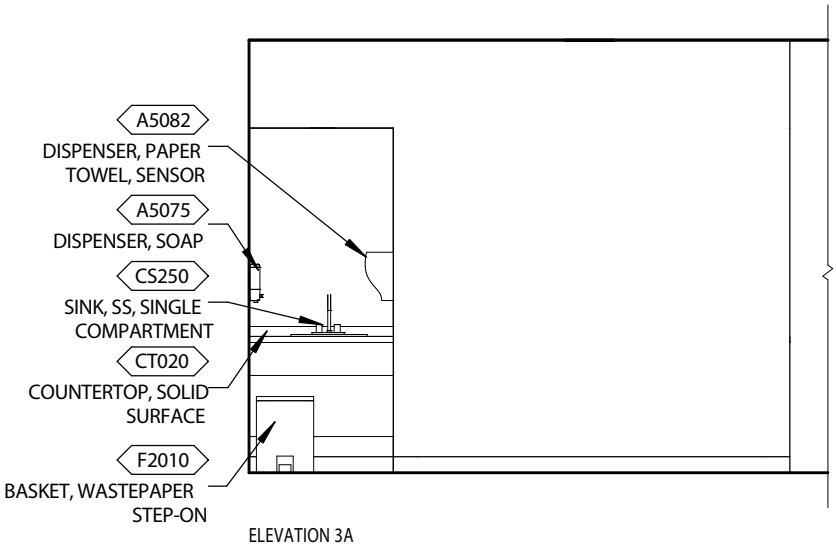


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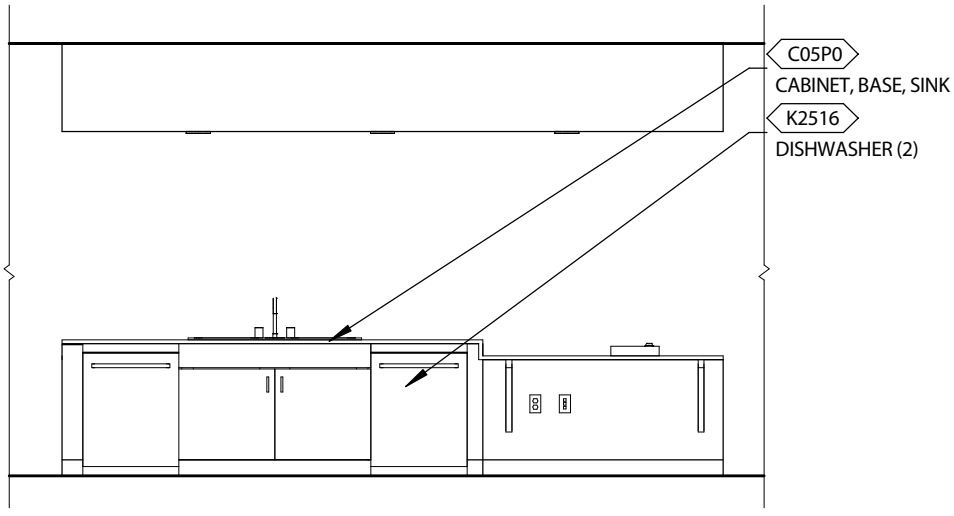
4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

Elevations



ELEVATION 3A



ELEVATION 3B

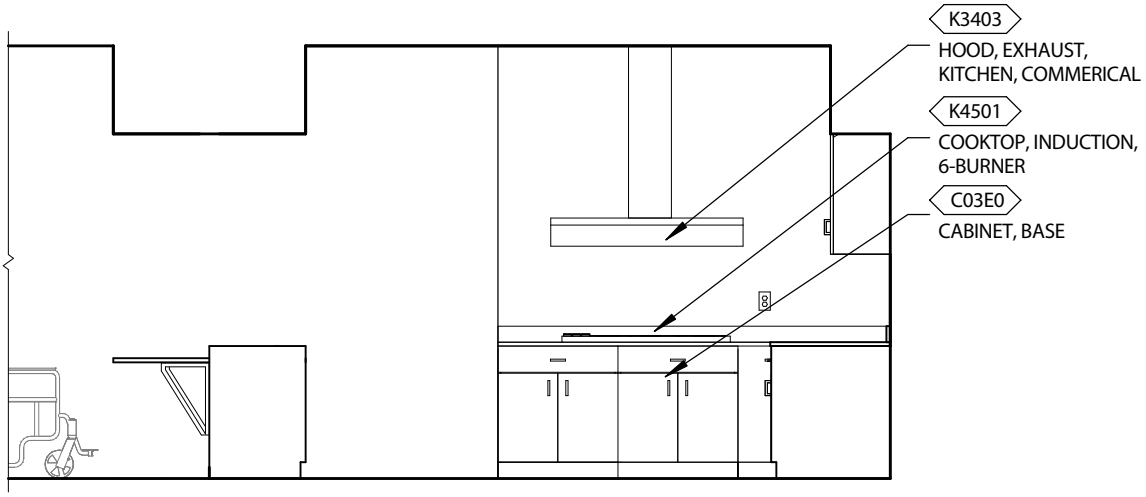
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Scale: 1/4” = 1’-0”

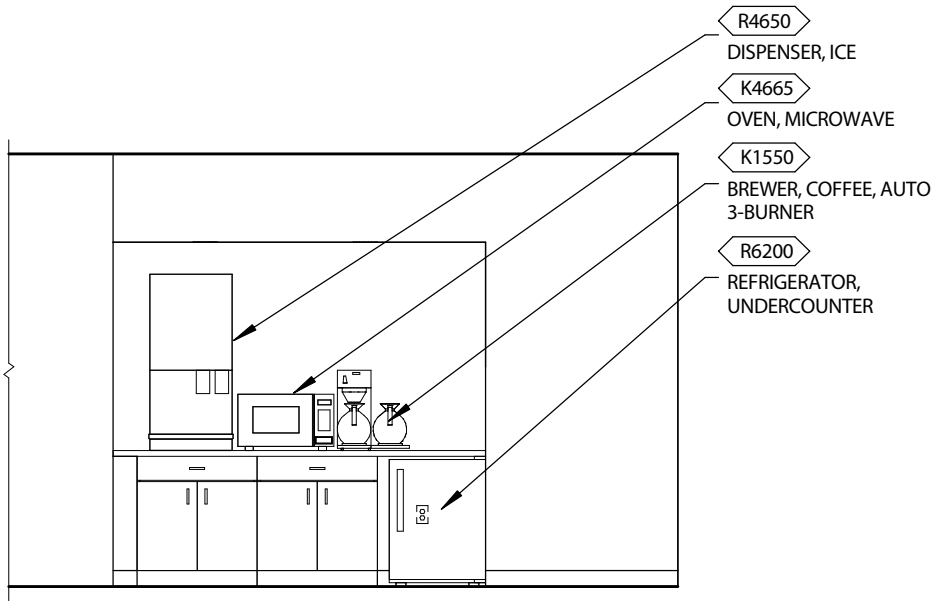
4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

Elevations



ELEVATION 4



ELEVATION 5



Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	10’-0”
Wall Finish	GWB Paint
Base	PT, PRB
Floor Finish	PT, LRT, ET, Tile or Wood
Sound Protection	None - Open Room
Doors	None
Hardware	N/A

Notes

1. Flooring in this area should be durable, appropriate for maintenance practices of the Small House and of a residential aesthetic.

HVAC
General Requirement: Refer to Kitchen and Pantry data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

Notes

1. Kitchen Hood Exhaust, comply with applicable version of NFPA 101

LIGHTING
General Requirement: Refer to VA Lighting Design Manual, Chapter 5, Public Area Lighting Guidelines, 5.6 Canteen for design parameters and recommended luminaires.

COMMUNICATIONS	
Data	Yes
Telephone	Yes
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	Yes
Other	No

POWER	
Normal	Yes
Emergency	No
Special	One receptacle for stove, one for oven

PLUMBING AND MEDICAL GASES	
Cold Water	Yes
Hot Water	Yes
Waste	Yes
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Heat
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1000	Extinguisher, Fire	1	V / V	10 pound dry chemical fire extinguisher with charging gauge. Other types and sizes are available.
A1016	Telephone, Desk, With Speaker	1	V / V	Telephone, desk, with speaker.
A5075	Dispenser, Soap, Disposable	1	V / V	Disposable soap dispenser. One-handed dispensing operation. Designed to accommodate disposable soap cartridge and valve.
A5082	Dispenser, Paper Towel, Sensor, Hands Free	1	C / C	A surface mounted, sensor activated, automatic, roll paper towel dispenser. The unit dispenses a paper towel automatically only when hands are place in position below the dispenser for maximum sanitation and hygiene. May include adjustable settings for sheet length, time delay, and sensor range. Unit is battery operated or with optional AC power adapter.
CA041	Cabinet, W/H, 2 Shelf, 2 DO, 38x36x13	1	C / C	Wall hung cabinet with two adjustable shelves and solid hinged doors. Also referred to as a solid hinged double door wall case.
CE031	Cabinet, W/H, 2 Shelf, 2 DO, 38x30x13	6	C / C	Wall hung cabinet with two adjustable shelves and solid hinged doors. Also referred to as a solid hinged double door wall case.
C01C0	Cabinet, U/C/B, 1 Shelf, 1 Drawer, 1 DO, 36x18x22	1	C / C	Standing height under counter base cabinet with an adjustable shelf and a full width drawer above a solid right or left-hinged door (appropriate door hinge configuration to be indicated on equipment elevation drawings). Also referred to as a combination cabinet or a drawer and cupboard cabinet.
C02D0	Cabinet, U/C/B, 4 Drawer, 36x24x22	3	C / C	Standing height under counter base cabinet with four full width drawers of equal height. Also referred to as a drawer cabinet.

4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
C03E0	Cabinet, U/C/B, 1 Shelf, 1 Drawer, 2 DO, 36x30x22	5	C / C	Standing height under counter base cabinet with an adjustable shelf and a full width drawer above solid hinged doors. Also referred to as a combination cabinet or a drawer and cupboard cabinet.
C05P0	Cabinet, Sink, U/C/B, 2 Door, 36x48x22	1	C / C	Standing height under counter base sink cabinet with solid hinged doors. Also referred to as a double-door sink cabinet. Coordinate actual clear cabinet dimension with the actual outside dimension of sink that is specified to ensure that they are compatible.
CS250	Sink, SS, Single Compartment, 6x12x9 ID	1	C / C	Single compartment stainless steel sink, drop-in, self-rimming, ledge-type, connected with a drain and provided with a mixing faucet. It shall also be provided with pre-punched fixture holes on 4” center, integral back ledge to accommodate deck-mounted fixtures, brushed/polished interior and top surfaces, and sound deadened. Recommended for use in suspended or U/C/B sink cabinets having a high plastic laminate or Chemsurf laminate countertop/ work surface.
CT020	Countertop, Solid Surface	70	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1”, and a 4” butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
F0280	Chair, Swivel, Low Back	1	V / V	Low back contemporary swivel chair, 37” high X 25” wide X 31” deep with a five (5) caster swivel base, arms and foam padded seat and back upholstered with either woven textile fabric or vinyl.
F2010	Basket, Wastepaper, Step-On	1	V / V	“Step-on” wastepaper basket with inner liner and foot petal activated flip top.

4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
F2027	Cabinet, Trash and Recycling Center	2	C / C	Cabinet, Recycling Center with pull-out capability that features two 35-quart bins. Pull-out should be on smooth full-extension slides.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).
K1550	Brewer, Coffee, Auto, Elect, 3 Burner, Side/Side	1	V / C	Side by side automatic coffee maker. This unit includes a heating tank, a connection for a cold water supply, a decanter service with three burners, a funnel and a water flow controller. The unit automatically shuts off the water flow when enough has passed through to fill the pot. The unit is normally provided plumbed with a hot water faucet to the side for making other hot drinks (tea, cider, cocoa, etc.). Larger size units are available.
K2516	Dishwasher, Undercounter, Commercial	2	C / C	Commercial undercounter dishwasher to include multiple load cycles. Must be able to achieve a minimum water temperature of 180 degrees F from an incoming water temperature of 110 degrees F to ensure sanitation.
K3403	Hood, Exhaust, Kitchen, Commercial	1	C / C	Commerical kitchen exhaust hood
K4501	Cooktop, Induction	1	2	Induction cooktop with a capacity for 5 heating elements. An induction cooktop uses electromagnetic technology to directly heat the pan while keeping the cooktop surface cool to the touch. Includes multiple power levels and heating elements can be combined into several cooking zones.
K4502	Oven, Convection, Double, Recessed	1	C / C	Double convection oven that offers precise airflow for cooking on multiple levels without flavor transfer. Should include telescopic racks capable of holding up to 45 pounds each with an integrated easy grip handle, an oven door window for viewing, and a self-cleaning mode.

4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
K4665	Oven, Microwave, Consumer	1	V / V	Counter mounted microwave oven for average duty use. The exterior cabinet can be metal or heavy duty impact resistant plastic. The oven delivers instant energy for rapid heating, defrosting or prime cooking. The oven has touch pad controls, digital timer, power level selector and preprogrammed selectors for commonly cooked items. This oven is commonly found in staff lounges.
K6660	Sink, Scullery, Triple Compartment	1	C / C	Three compartment scullery sink with drainboards. The sink bowls are one piece, deep drawn, seamless 16 gauge stainless steel with coved corners.
K8250	Toaster, Pop-Up, 4 Slice, Electric	1	V / V	Four (4) slice, electric pop-up toaster. The toaster casing is made from stainless steel. This is used to toast sliced bread. Several electrical power configurations are available; some may require special wall receptacles. Refer to manufacturers' specifications.
P2100	Disposal, Garbage, 2 HP Motor	1	C / C	Garbage disposal. Requires eight (8) gallons per minute water flow rate, and outlet flange tapped for a two (2) inch pipe. Unit will have a manual reversing switch and shall comply with MIL SPEC No. MIL-G-15840. Multiple electrical configurations are available.
R4640	Ice Maker, Flaker, with Dispenser, Countertop	1	C / C	Countertop mounted ice machine that makes and dispenses flaked ice. Touch free operation is preferred, but not required. Should include the capability to dispense ice or water with an internal storage bin capacity of 12 lbs of flaked ice.
R6200	Refrigerator, U/C or F/S, 5 Cu Ft	1	V / V	Utility refrigerator approximately 35" H x 24" W x 26" D. The unit has a two tray ice cube cooling system. The refrigerator fits standard architectural dimensions for undercounter installation.
UCE14	Refrigerator-Freezer, 23 cu ft, French Doors	1	C / C	Unit includes a 15.9 cu ft refrigerator section with 2 upper doors and a 7.2 cu ft freezer section below the refrigerator. Unit should also include an advanced water filtration system and led lights.

4.0 ROOM TEMPLATES

3.10 Kitchen (RHKN4)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
UCF04	Chair, Kitchen Counter	2	V / V	Chair with arms for use at a table-height counter

4.0 ROOM TEMPLATES

3.11 Pantry (CSPY1)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB, ACT
Ceiling Height	9’-0”
Wall Finish	GWB
Base	PCT or Resilient rubber, contoured
Floor Finish	PT, LRT
Sound Protection	None
Doors	Wood - No Lite
Hardware	Storage Function
Notes	

1. Consider continuing flooring from the Kitchen.

HVAC
General Requirement: Refer to Kitchen and Pantry data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

LIGHTING
General Requirement: Refer to VA Lighting Design Manual, Chapter 5, Public Area Lighting Guidelines, 5.6 Canteen for design parameters and recommended luminaires.

COMMUNICATIONS	
Data	No
Telephone	No
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	No
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Waste	No
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Audible
Sprinkler	Yes

4.0 ROOM TEMPLATES

3.11 Pantry (CSPY1)

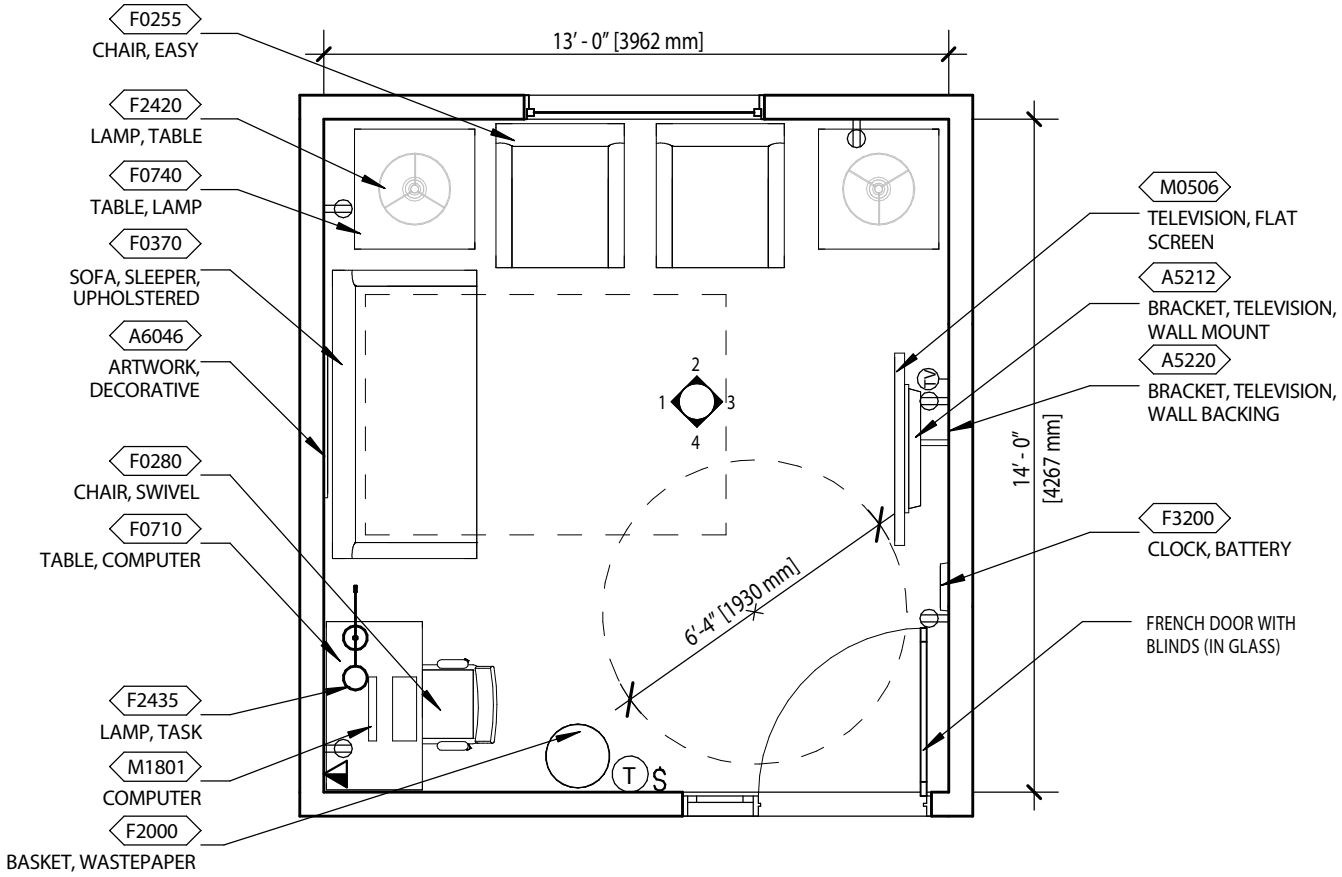
Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
M2055	Shelving, Storage, Wire, CRS, w/ Adjustable Shelves	3	V / V	Stationary, wire, shelving unit. Unit has fully adjustable shelves constructed of stainless steel. Shelving is provided in various sizes and configurations.
R6100	Freezer, Food, Upright, CRS, 23 CUFT	1	V / V	Food freezer approximately 23 CUFT and 84” H x 27” W x 37” D. This unit has a stainless steel case front and doors. The cabinet front and doors are constructed of heavy gauge polished stainless steel to maintain an attractive appearance. The heavy-duty wire shelves are adjustable in one inch increments.
R7050	Refrigerator, 25 Cubic Feet	1	V / V	General purpose refrigerator approximately 84x27x37. This unit is corrosion resistant stainless steel. It has a single self closing door with safety stops.

4.0 ROOM TEMPLATES

3.13 Den (PSDN2) 180 NSF

Floor Plan



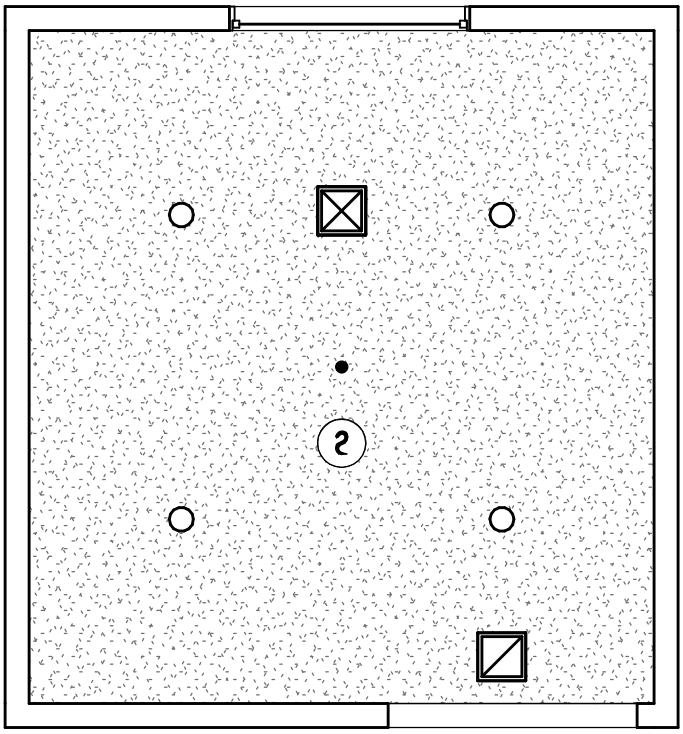
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Scale: 1/4" = 1'-0"

4.0 ROOM TEMPLATES

3.13 Den (PSDN2)

Reflected Ceiling Plan



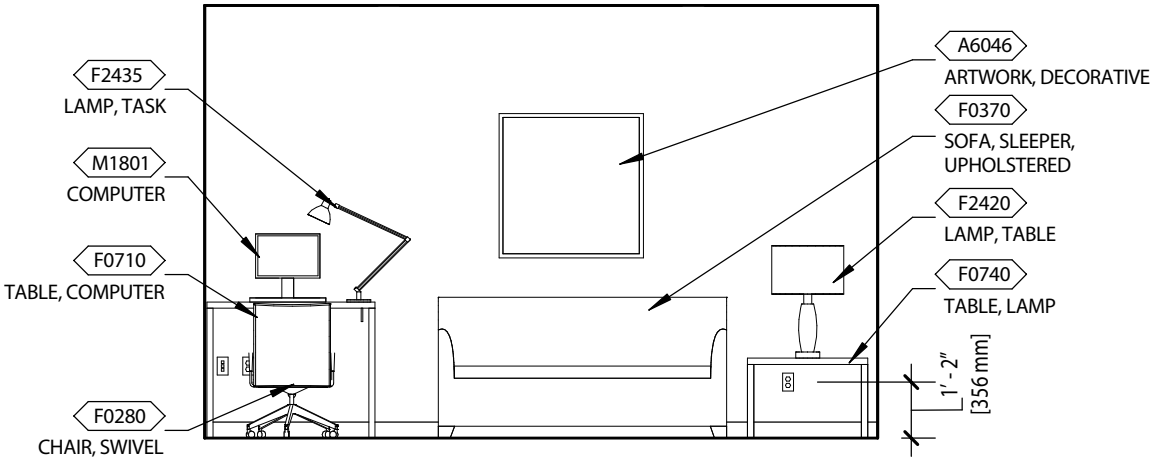


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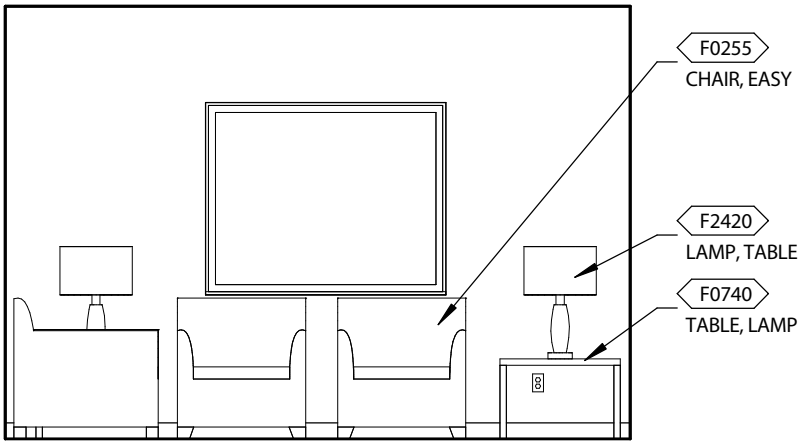
4.0 ROOM TEMPLATES

3.13 Den (PSDN2)

Elevations



ELEVATION 3



ELEVATION 4

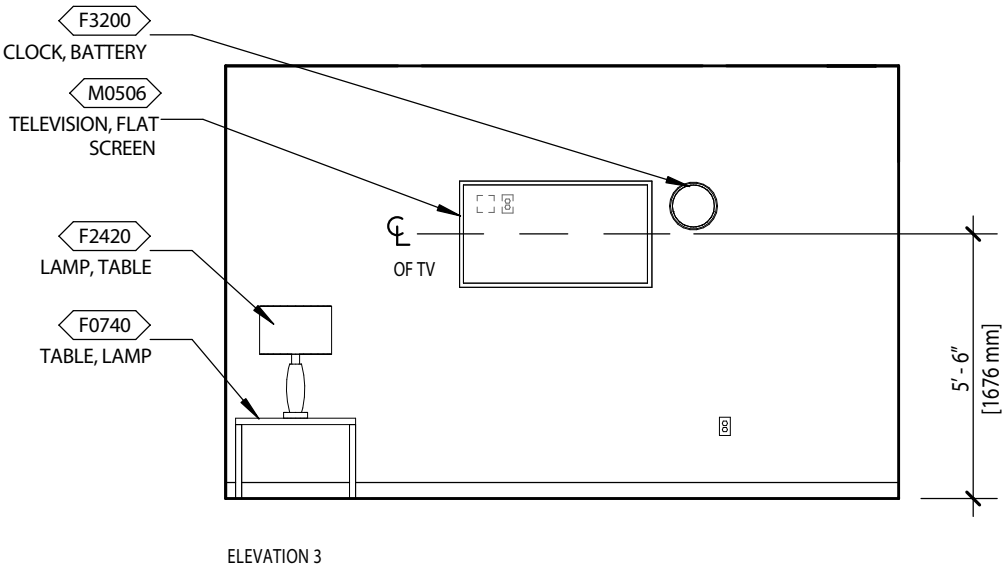
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Scale: 1/4" = 1'-0"

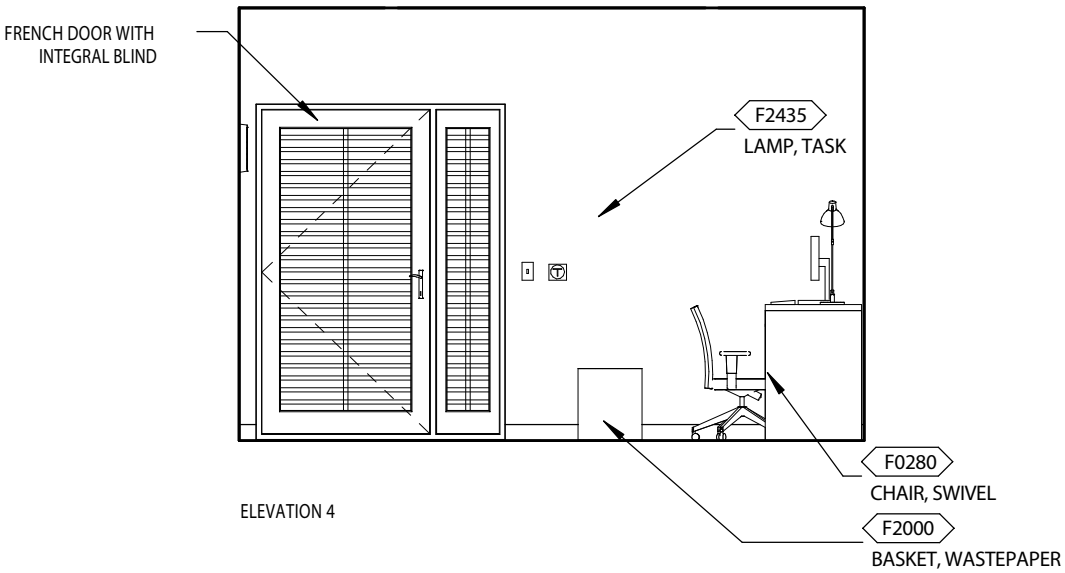
4.0 ROOM TEMPLATES

3.13 Den (PSDN2)

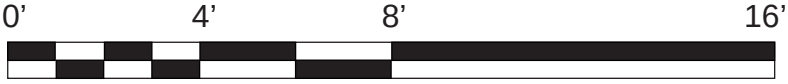
Elevations



ELEVATION 3



ELEVATION 4



Scale: 1/4" = 1'-0"

4.0 ROOM TEMPLATES

3.13 Den (PSDN2)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	9’-0”
Wall Finish	GWB P
Base	PRB
Floor Finish	Carpet, LRT
Sound Protection	STC 45
Doors	French Door Style with Blinds and Side Lite
Hardware	Passage Function
Notes	

1. Provide window treatments for this space.

HVAC
General Requirement: Refer to Den data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

LIGHTING
General Requirement: Refer to VA Lighting Design Manual, Chapter 6, Administrative Areas Lighting Guidelines 6.1 for design approach and recommended luminaires

COMMUNICATIONS	
Data	Yes
Telephone	Yes
Cable Television	Yes
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	Yes
Other	

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Waste	No
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Alarm Annunciator	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

3.13 Den (PSDN2)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A5212	Bracket, Television, Wall-Mounted, Tilt/ Angle	1	V / V	A wall mounted, tilt/angled TV bracket for 37” to 80” TVs. Mount will be a universal and VESA compliant unit with a load capacity of up to 130 lbs.
A5220	Bracket, Television, Wall Backing	1	C / C	Wall mounted television bracket backing which provides additional support and strength for the installation of the television bracket. Option available for interior or exterior plate and sized for 12” 16” or 24” stud spacing.
A6046	Artwork, Decorative, With Frame	1	V / V	This JSN shall be used for determining and defining location of decorative artwork.
F0255	Chair, Easy	2	V / V	Easy chair approximately 35” high X 28” wide X 32” deep with arms and floor glides. Arms, back and seat are foam padded and upholstered in woven textile fabric or vinyl.
F0280	Chair, Swivel, Low Back	1	V / V	Low back contemporary swivel chair, 37” high X 25” wide X 31” deep with a five (5) caster swivel base, arms and foam padded seat and back upholstered with either woven textile fabric or vinyl.
F0370	Sofa, Sleeper, Upholstered	1	V / V	A sleeper sofa with a highly durable, stain resistant and long lasting fabric upholstery. The sleeper sofa will be designed to limit its footprint when in the sleep configuration to approximately that in the sofa configuration. Unit will also include drawer storage for linens.
F0710	Table, Computer, With Print Shelf	1	V / V	Computer work table with retractable shelve(s) for keyboard and/or extra work space, adjustable shelves for printer and printer paper.
F0740	Table, Occasional, Lamp	2	V / V	Occasional lamp table (end table) approximately 20” high X 27” wide X 27” deep with choice of finishes (wood, oak veneer, or high pressure laminate).
F2000	Basket, Wastepaper	1	V / V	Wastepaper basket, approximately 18” high. This unit is used to collect and temporarily store small quantities of paper refuse.

4.0 ROOM TEMPLATES

3.13 Den (PSDN2)

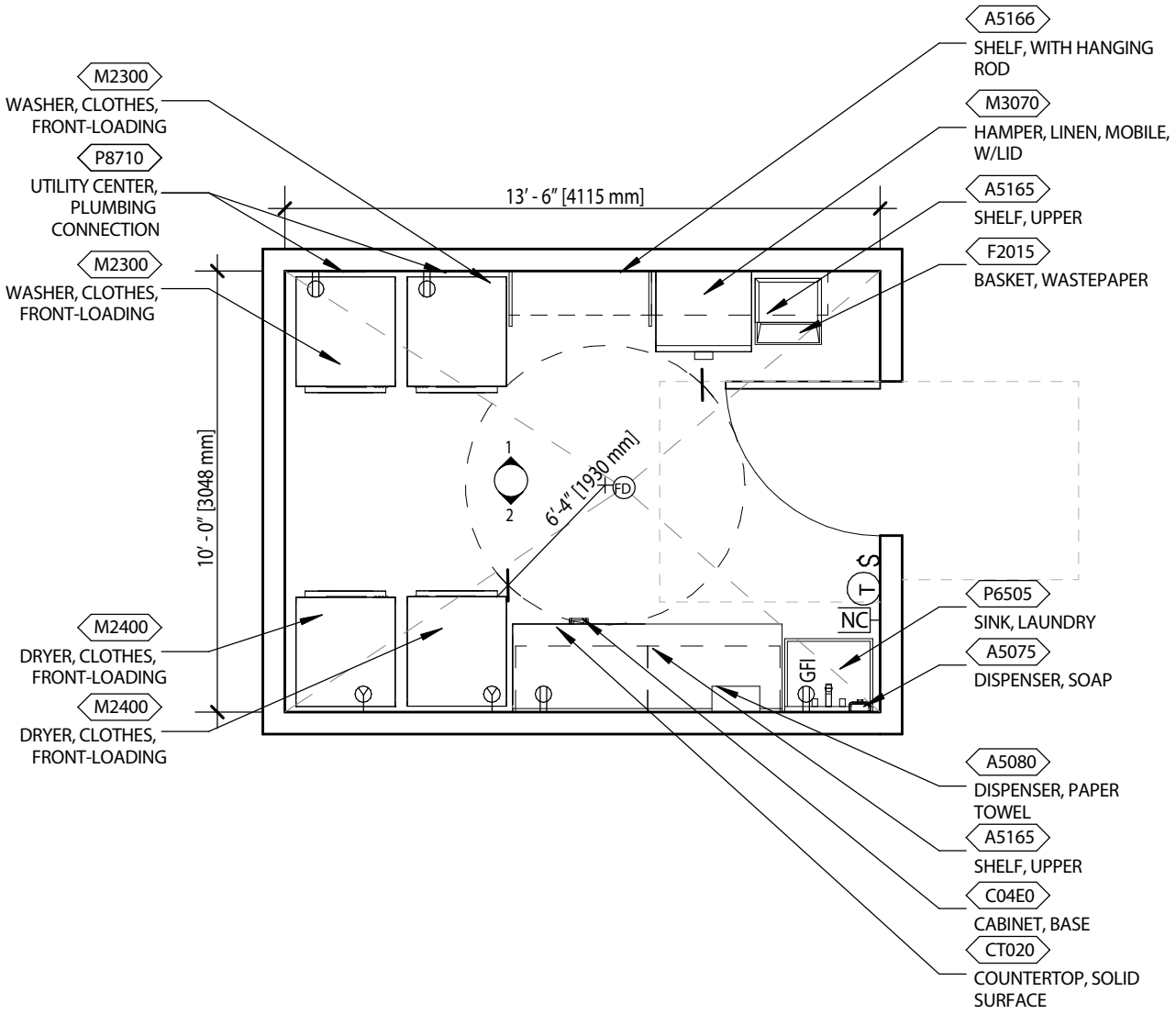
Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
F2420	Lamp, Table, With Shade	2	V / V	Table lamp with linen shade.
F2435	Lamp, Task, Computer Desk	1	V / V	Task light for computer desk. LED or other efficient bulb. Adjustable or rotating neck.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).
M0506	Television, Flat Screen	1	V / V	Flat screen television. The TV will have built-in speakers, NTSC tuner, a 16:9 wide screen aspect ratio, a minimum of 1280 x 768 resolution and a remote control.
M1801	Computer, Microprocessing, w/Flat Panel Monitor	1	V / V	Desk top microprocessing computer. The unit shall consist of a central processing mini tower, flat panel monitor, keyboard, mouse and speakers.

4.0 ROOM TEMPLATES

3.14 Laundry Room (LAU05) 140 NSF

Floor Plan



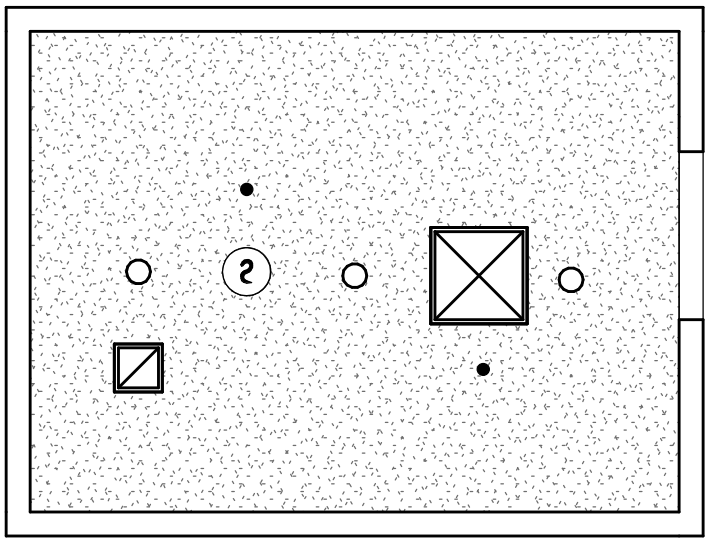
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Scale: 1/4" = 1'-0"

4.0 ROOM TEMPLATES

3.14 Laundry Room (LAU05)

Reflected Ceiling Plan



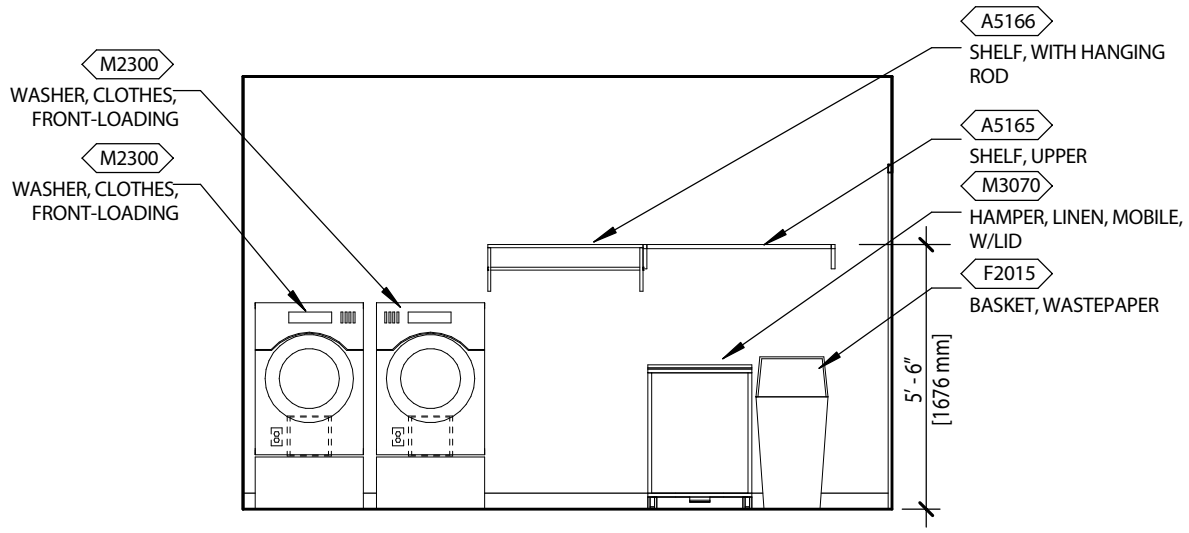
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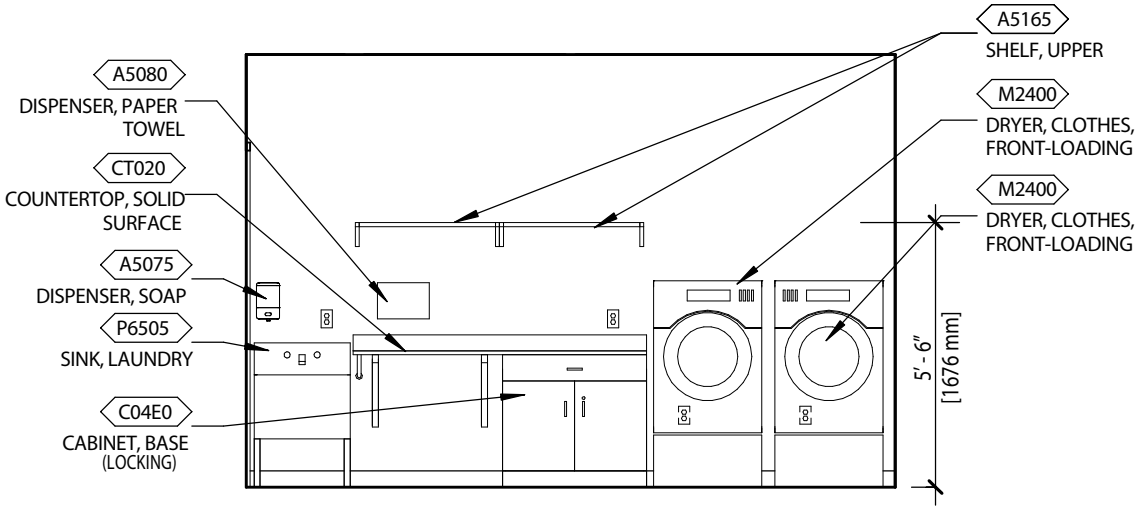
4.0 ROOM TEMPLATES

3.14 Laundry Room (LAU05)

Elevations



ELEVATION 1



ELEVATION 2



Scale: 1/4" = 1'-0"

4.0 ROOM TEMPLATES

3.14 Laundry Room (LAU05)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	9’-0”
Wall Finish	GWB P
Base	RB, PRB
Floor Finish	RT, RSF
Sound Protection	STC 45 minimum
Doors	Wood, No Lite
Hardware	Passage

Notes:

1. Washable surface behind utility sink (tile or epoxy paint)

COMMUNICATIONS	
Data	No
Telephone	No
Cable Television	No
Duress Alarm	No
Staff Assist	Yes
Electronic Access	No
Intercom	No
Clock	No
Other	

POWER	
Normal	Yes
Emergency	No
Special	Dryer Receptacle (2)

HVAC
General Requirement: Refer to Laundry data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

PLUMBING AND MEDICAL GASES	
Cold Water	Yes
Hot Water	Yes
Waste	Yes
Special	Floor Drain

LIGHTING
General Requirement: Refer to VA Lighting Design Manual, Chapter 7, Support Areas Lighting Guidelines 7.6, Sterile Processing and Distribution Clean Side for design parameters and recommended luminaires.

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

3.14 Laundry Room (LAU05)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A5075	Dispenser, Soap, Disposable	1	V / V	Disposable soap dispenser. One-handed dispensing operation. Designed to accommodate disposable soap cartridge and valve.
A5080	Dispenser, Paper Towel, SS, Surface Mounted	1	C / C	A surface mounted, satin finish stainless steel, single-fold, paper towel dispenser. Dispenser features: tumbler lock; front hinged at bottom; and refill indicator slot. Minimum capacity 400 single-fold paper towels.
A5165	Shelf, Upper	2	C / C	A surface mounted, satin finish, stainless steel shelf with a minimum depth of 8”. For general purpose use where a SS shelf is required.
A5166	Shelf With Hanging Rod	1	C / C	A surface mounted, satin finish, stainless steel shelf with a minimum depth of 8” and a hanging rod. Mounting brackets are welded to shelf. Shelf is available in various widths. For general purpose use where a SS shelf is required.
C04E0	Cabinet, U/C/B, 1 Shelf, 1 Drawer, 2 DO, 36x36x22	1	C / C	Standing height under counter base cabinet with an adjustable shelf and a full width drawer above solid hinged doors. Also referred to as a combination cabinet or a drawer and cupboard cabinet.
CT020	Countertop, Solid Surface	1	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1”, and a 4” butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
F2015	Basket, Wastepaper, Metal/Plastic,2 Swinging Doors	1	V / V	Metal receptacle for soiled / used towels or waste. Equipped with a removable tapered top with two independently operating self-closing, spring hinged doors.

4.0 ROOM TEMPLATES

3.14 Laundry Room (LAU05)

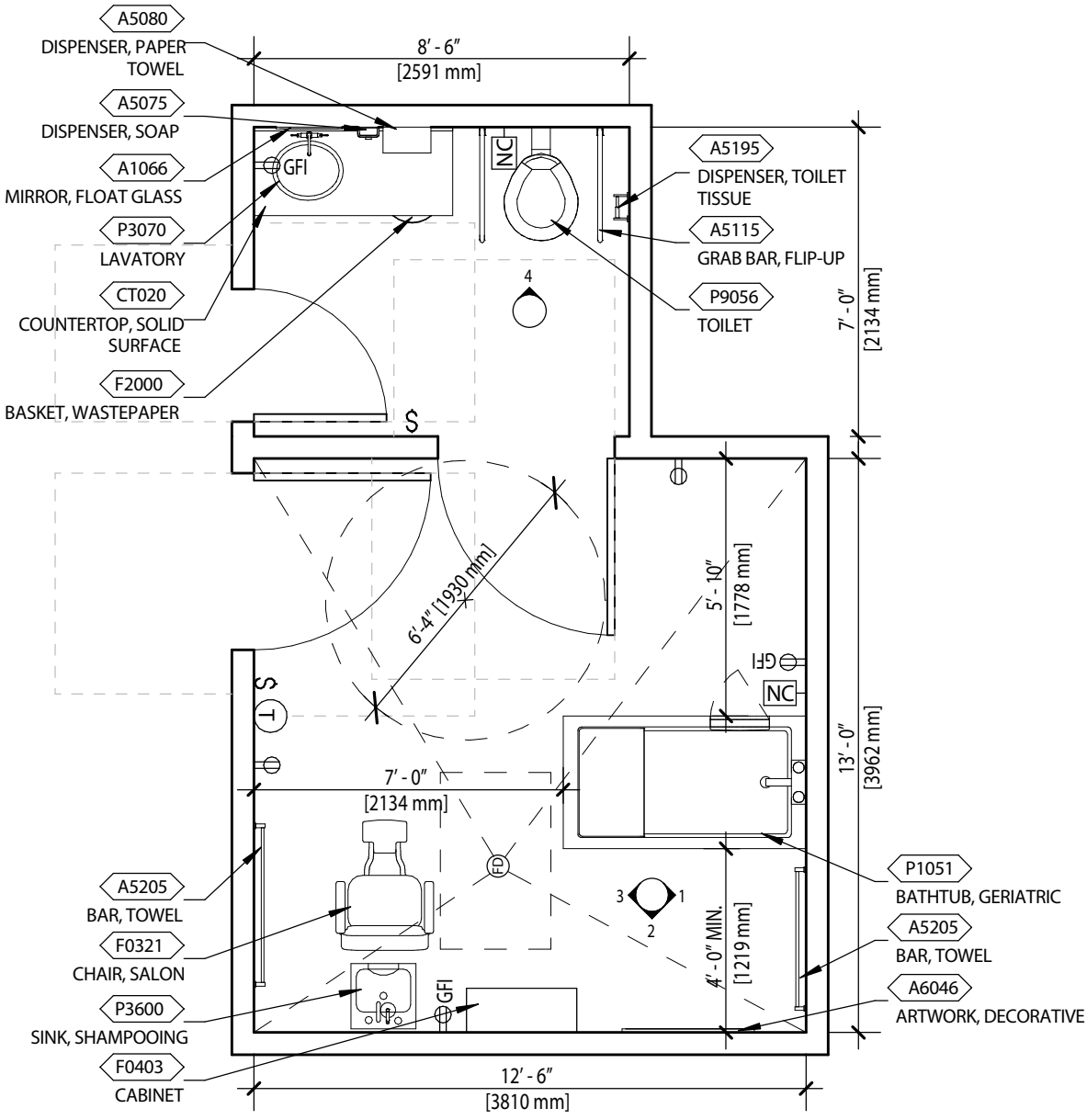
Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
M2300	Washer, Clothes, Automatic	2	V / V	Large capacity automatic clothes washer with a heavy duty motor. The unit's control system programs load, cycle time, spin speed, fabric, water level and water temperature. The washer includes a bleach and/or fabric softener dispenser and a filter ring for trapping lint.
M2400	Dryer, Clothes, Automatic, Electric, Household	2	V / V	Automatic clothes dryer. Electric unit features automatic sensi-dry control with setting for different kinds of fabrics, timed cycle, removable lint filter, drum interior light and enamel finish.
P6505	Sink, Utility, Laundry, Stand Alone	1	C / C	Stand alone utility sink for laundry room.
M3070	Hamper, Linen, Mobile, w/Lid	1	V / V	Mobile linen hamper with hand or foot operated lid. Made of heavy tubular stainless steel with heavy gauge welded steel platform. Holds 25" hamper bags. Mounted on ball bearing casters.
P8710	Utility Center, Plumbing Connection	2	C / C	Plumbing connection utility center, sometimes referred to as a 'GUY GRAY BOX'. This recessed utility center provides for hot and cold water connections and a drain connection at sink and other equipment locations. The utility center includes cutoff valves for the water connections, a plug seal for the drain and an outside cover to provide an aesthetic appearance when connections are no longer required. This center may be installed in locations where no plumbing fixtures are included in a design as a future flexibility device, saving many dollars for later facility modifications to incorporate sinks as functions change.

4.0 ROOM TEMPLATES

3.6 Bathing Room (BTSH1) 160 NSF, 3.7 Bathing Toilet (TPG01) 60 NSF

Floor Plan



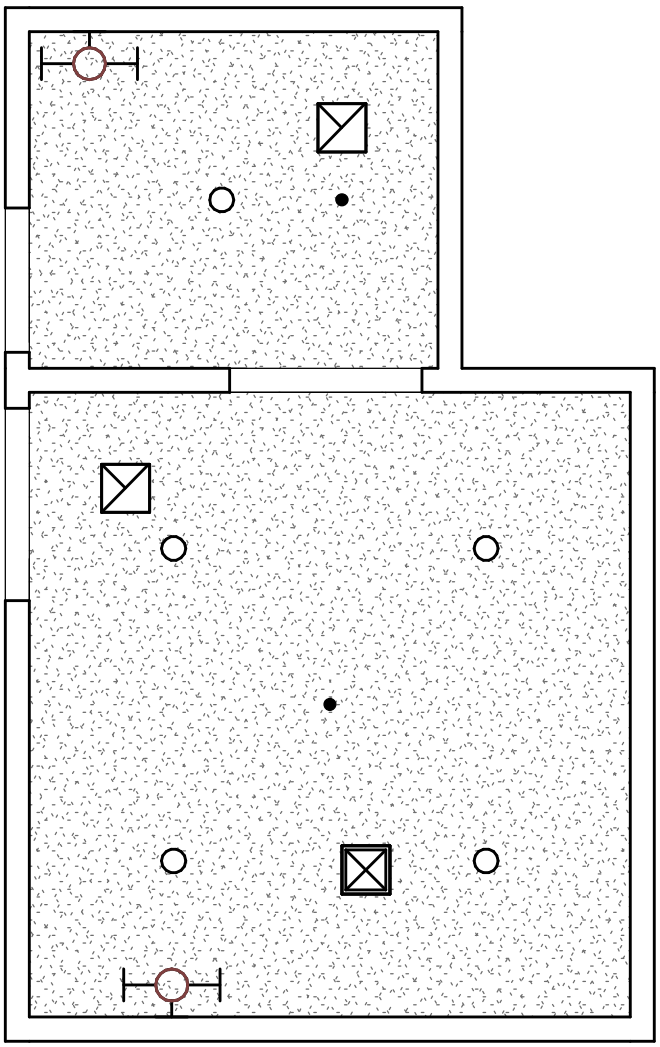
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Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.6 Bathing Room (BTSH1)

Reflected Ceiling Plan



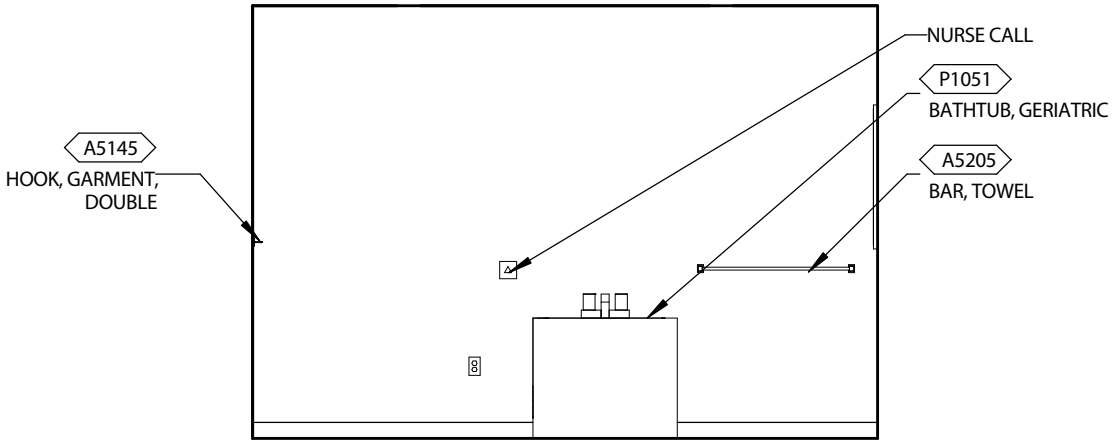
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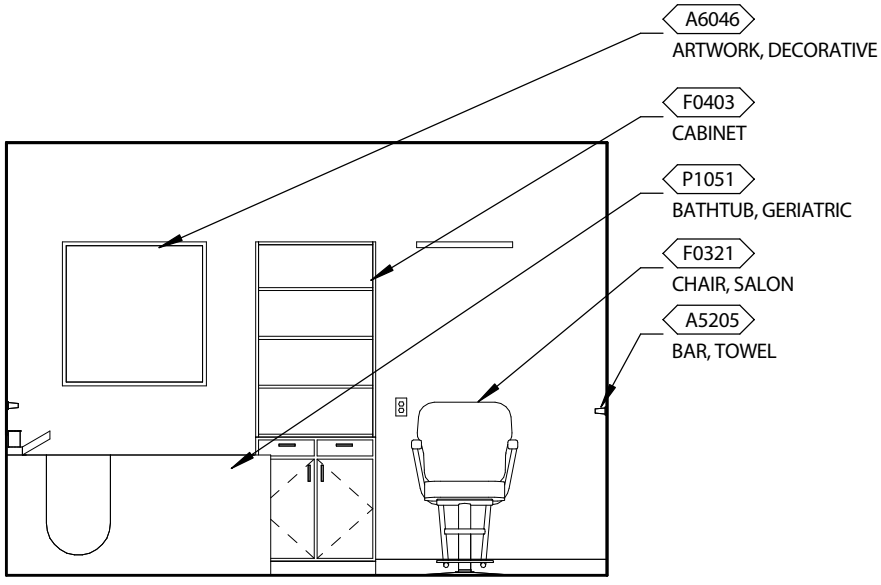
4.0 ROOM TEMPLATES

3.6 Bathing Room (BTSH1)

Elevations



ELEVATION 1



ELEVATION 2

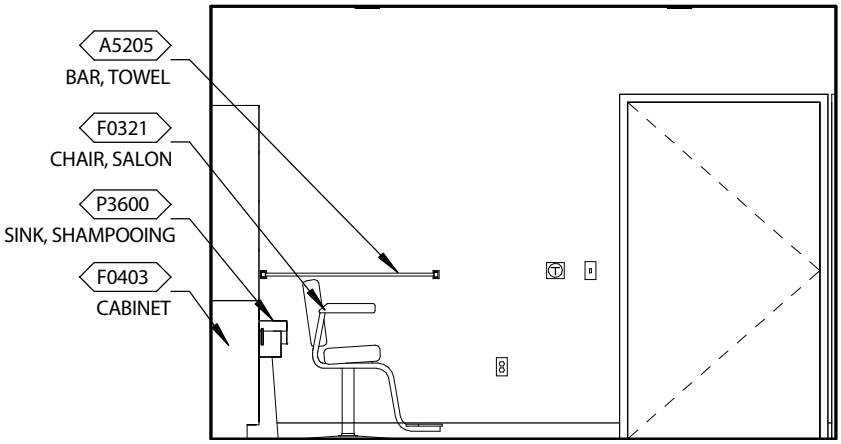


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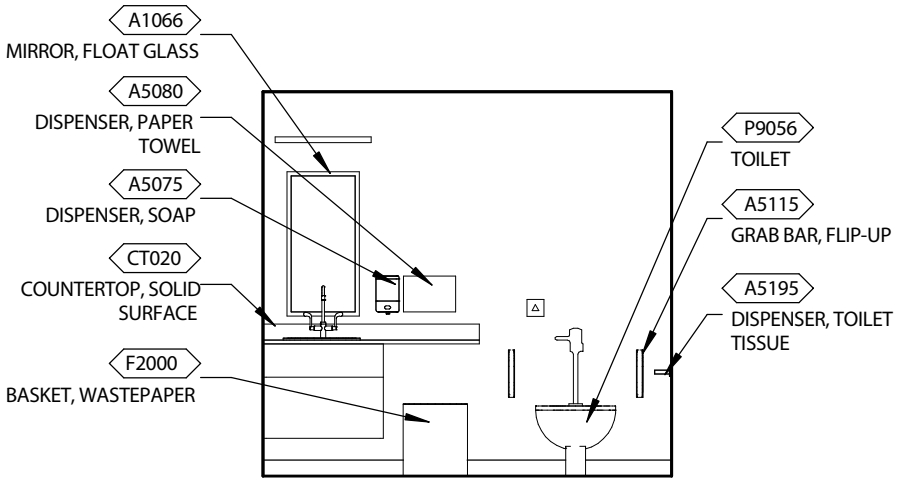
4.0 ROOM TEMPLATES

3.6 Bathing Room (BTSH1)

Elevations



ELEVATION 3



ELEVATION 4



Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

3.6 Bathing Room (BTSH1)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	9’-0” in bathing, 10’-0” in toilet
Wall Finish	PCT, GWB
Base	PCT
Floor Finish	PCT
Sound Protection	STC 45
Doors	Wood - No Lite
Hardware	Bathroom Function

COMMUNICATIONS	
Data	No
Telephone	No
Cable Television	No
Duress Alarm	No
Staff Assist	Yes
Electronic Access	No
Intercom	No
Clock	No
Other	No

POWER	
Normal	Yes
Emergency	No
Special	Floor Drain

HVAC

General Requirement: Refer to Bathing Suite data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

PLUMBING AND MEDICAL GASES	
Cold Water	Yes
Hot Water	Yes
Waste	Yes
Special	No

LIGHTING

1. Downlight compact fluorescent light fixture, Quad-tube T4
2. Vanity light
3. Lighting level: 20fc

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	None
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

3.6 Bathing Room (BTSH1)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1066	Mirror, Float Glass, With SS Frame	1	C / C	A high quality 1/4” polished float glass mirror 36X18, framed in a one-piece, bright polished, stainless steel channel frame with 90° mitered corners. All edges of the mirror are protected by absorbing filler strips. Mirror has a galvanized steel back with integral horizontal hanging brackets and wall hanger for concealed mounting. For mounting above single wall mounted lavatories located in toilet areas, etc. May also be used above double lavatories, either wall or countertop mounted, found in restroom areas.
A5075	Dispenser, Soap, Disposable	1	V / V	Disposable soap dispenser. One-handed dispensing operation. Designed to accommodate disposable soap cartridge and valve.
A5080	Dispenser, Paper Towel, SS, Surface Mounted	1	C / C	A surface mounted, satin finish stainless steel, single-fold, paper towel dispenser. Dispenser features: tumbler lock; front hinged at bottom; and refill indicator slot. Minimum capacity 400 single-fold paper towels.
A5115	Grab Bar, Flip-Up, Heavy Duty	2	C / C	A heavy duty flip-up safety rail. The grab bar will be constructed of stainless steel and will extend approximately 30” from the wall when in the extended position.
A5195	Dispenser, Toilet Tissue, SS, 1-Roll, Surface MNTD	1	C / C	A concealed surface mounted, single roll, satin finish stainless steel, toilet tissue dispenser. Unit accommodates one standard-core toilet tissue roll through 5” in diameter. Spindle is chrome plated plastic with a heavy-duty internal spring and turns freely for non-controlled delivery.
A5205	Bar, Towel, 1” Diameter, SS, Surface Mounted	2	C / C	A surface mounted, satin finish stainless steel, 1” diameter, towel bar. Support posts and flanges are one piece, chrome-plated, cast heavy brass with satin finish. Towel bar shall not rotate within support posts. For general purpose use in shower or bathtub rooms.

4.0 ROOM TEMPLATES

3.6 Bathing Room (BTSH1)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
A6046	Artwork, Decorative, With Frame	1	V / V	This JSN shall be used for determining and defining location of decorative artwork.
CT020	Countertop, Solid Surface	1	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1", and a 4" butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
F0321	Chair, Salon	1	V / V	Chair with arms and foot rest. Pneumatically adjustable height. Depth does not include foot rest.
F0403	Cabinet, Linen	1	V / V	Cabinet with locking doors and open shelving above 30"
F2000	Basket, Wastepaper	1	V / V	Wastepaper basket, approximately 18" high. This unit is used to collect and temporarily store small quantities of paper refuse.
P1051	Bathtub, Geriatric	1	C / C	Bathtub, Geriatric
P3070	Lavatory, Vitreous China, Under or Counter Top Mtd	1	C / C	An undercounter or countertop mounted vitreous china lavatory (approximate bowl size 6"x17"x14") with gooseneck spout, wrist blade handles, and grid drain. Counter top mounted lavatory to be self rimming with mounting kit provided. Undercounter lavatory to have unglazed rim with a mounting kit also provided.
P3600	Sink, Shampooing	1	C / C	Sink, Shampooing
P9056	Toilet, Floor Mounted, Bariatric	1	C / C	A floor mounted, flush valve toilet with an elongated front. The toilet with be vitreous china with a rear outlet. See manufacturer's literature for recommended flush valves and toilet seats.

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4.0 ROOM TEMPLATES

4.8. FA 4: House Support Area

4.8 Equipment Storage (STMQ2) (Test Fit Only) 4-76

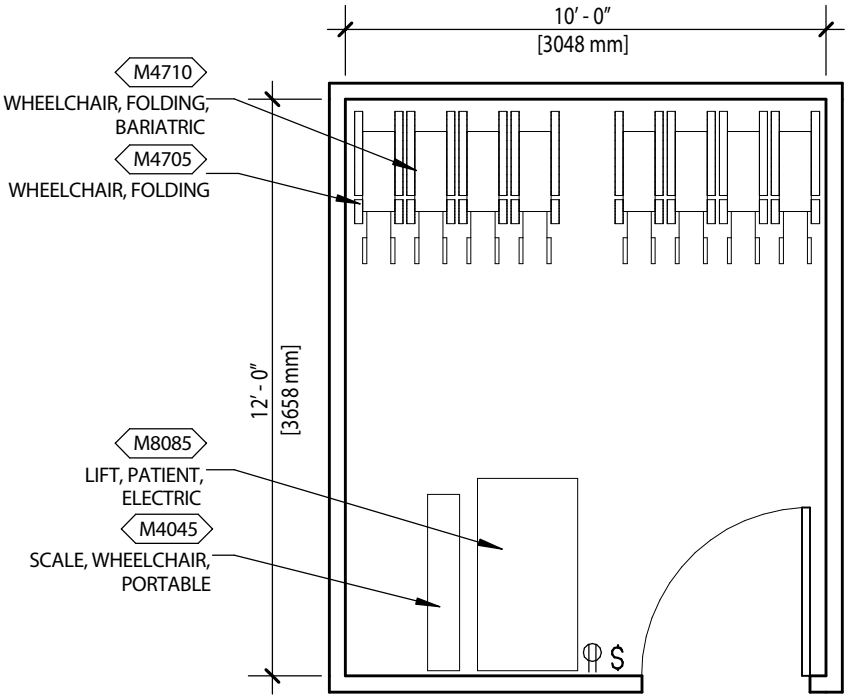
4.10 Garage / Receiving (BSGR1) (Test Fit Only) 4-78

Disclaimer: *Room Templates 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).*

4.0 ROOM TEMPLATES

4.8 Equipment Storage (STMQ2) 120 NSF (Test Fit Only)

Floor Plan





Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

4.8 Equipment Storage (STMQ2)

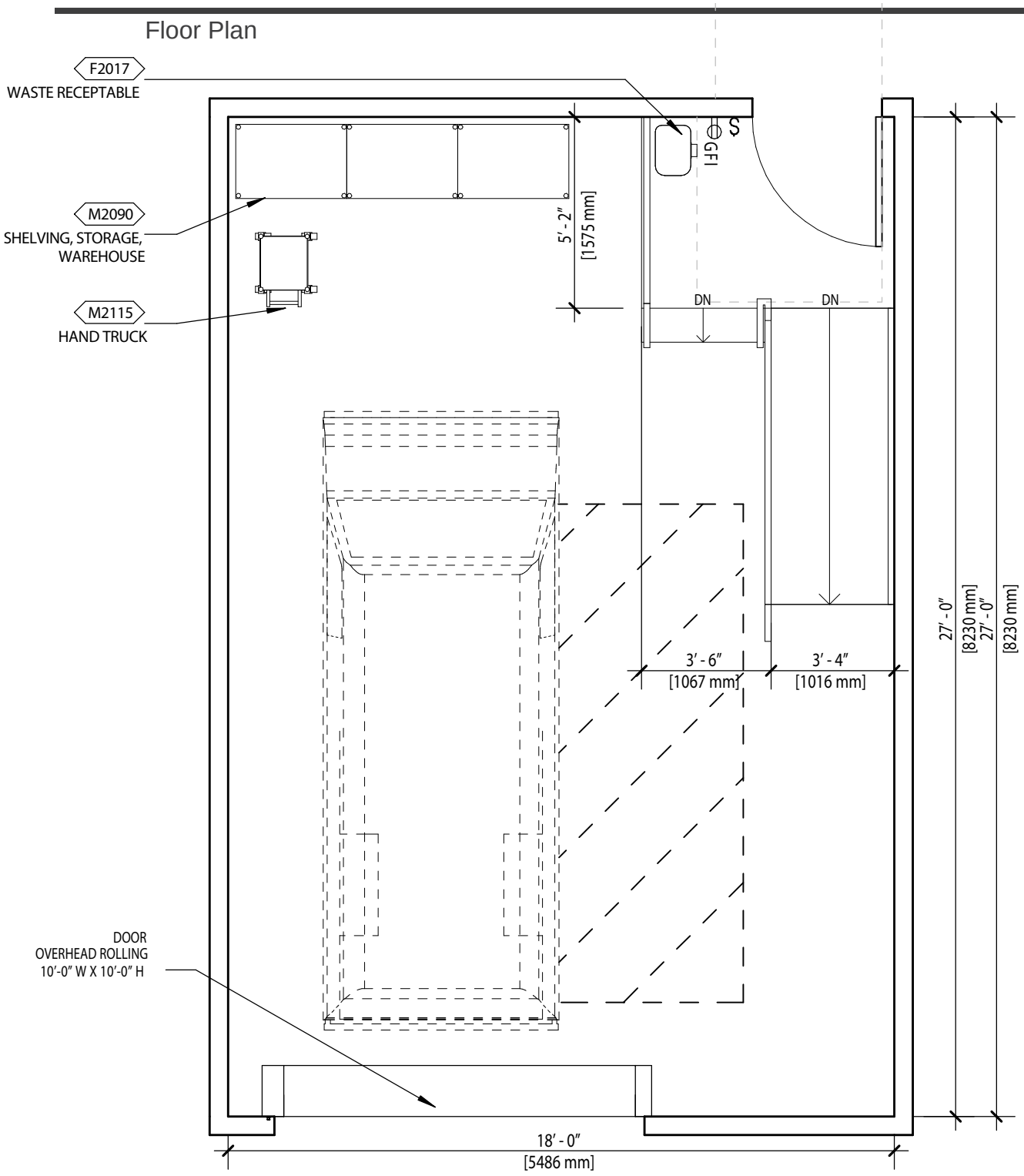
Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
M4045	Scale, Wheelchair, Portable, 1000 lb Capacity	1	V / V	A battery operated, portable, digital wheelchair scale. This item is designed to accommodate extra-wide wheelchairs for weighing bariatric patients and also can be used for walk-ons. The scale can store the weight of the chair. The digital display unit can be scale mounted or mounted on a wall. An optional AC adapter is available. Designed for a gross 1000 lbs. capacity.
M4705	Wheelchair, Patient Transport, Folding	1	V / V	Folding patient transport wheelchair. Constructed of chrome plated steel with detachable armrest and footrests. Unit has heavy duty front casters with sealed radial high-precision ball bearing assembly. Unit is used for patient transport.
M4710	Wheelchair, Patient, Bariatric, Transport, Folding	1	V / V	Folding bariatric patient transport wheelchair with a capacity of at least 500 lbs. Constructed with a heavy duty steel frame and double cross brace, with detachable armrest and swing away footrests. Unit has heavy duty front casters and rear wheels with precision wheel bearings in front and rear assembly. Unit is used for patient movement.
M8085	Lift, Patient, Electric, 600 Lb Cap, Bariatric	1	V / C	A battery powered patient lift with an adjustable U shaped base and a minimum of 600 pound capacity for bariatric use. Unit comes with a battery charger. The unit is mounted on locking ball bearing casters for safety and stability and may require specialized slings. The database height refers to fully extended lifting arms. Designed for patient lifting and movement.

4.0 ROOM TEMPLATES

4.10 Garage / Receiving (BSGR1) 480 NSF (Test Fit Only)

Floor Plan





Scale: 1/4" = 1'-0"

4.0 ROOM TEMPLATES

4.10 Garage / Receiving (BSGR1)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
F2017	Waste Receptacle, 24 GAL	1	V / V	Rectangular steel waste receptacle with step-on lid and 24 gallon capacity. The receptacle is used to collect and temporarily store small quantities of paper refuse.
M2090	Shelving, Storage, Warehouse	3	V / V	Warehouse storage shelving approximately 75 inches high by 36 inches wide by 24 inches deep.
M2115	Truck, Hand, 2 Wheel	1	V / V	2 wheel hand truck. Double handled with three supportive crossbars for heavy duty use. 800 pound weight capacity with two 8 or 10 inch wheels.

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4.0 ROOM TEMPLATES

4.9. FA 5: House Staff and Administrative Area

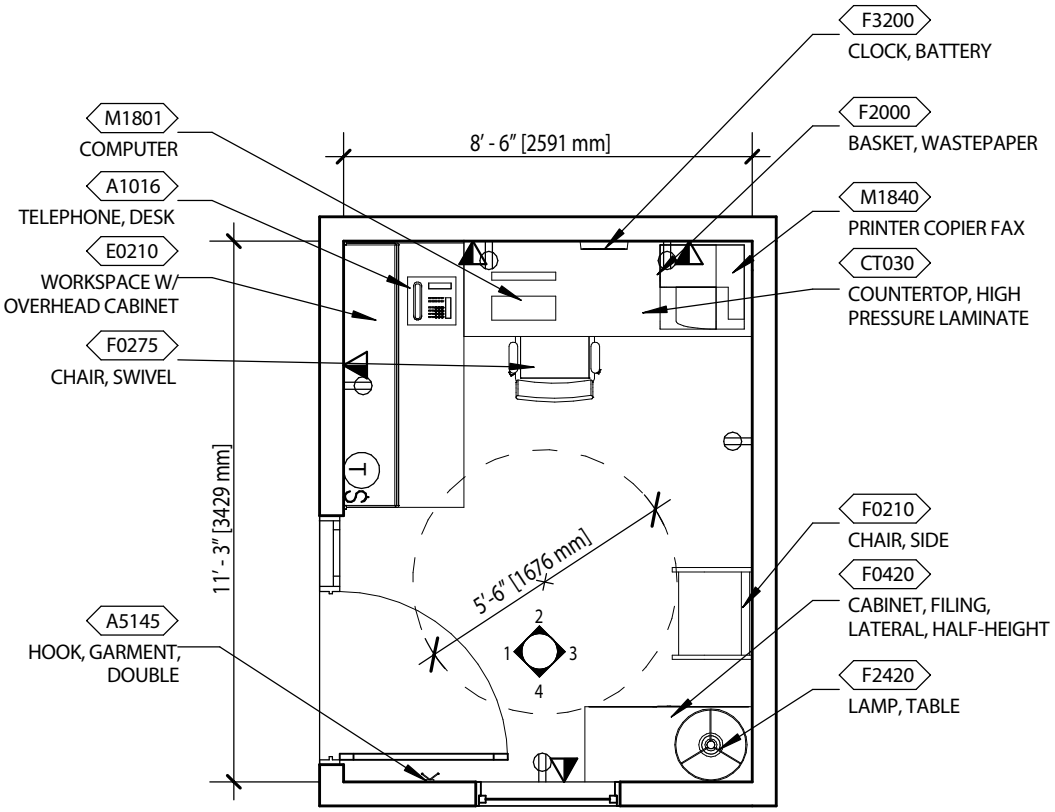
5.1 House Staff Office (OFF02) 4-82

Disclaimer: *Room Templates 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).*

4.0 ROOM TEMPLATES

5.1 House Staff Office (OFF02) 100 NSF

Floor Plan



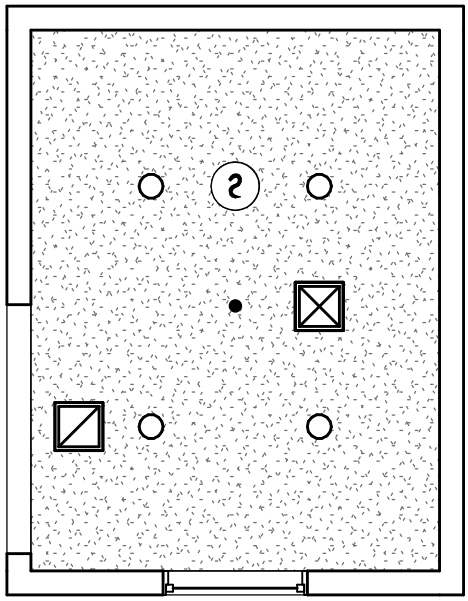
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4.0 ROOM TEMPLATES

5.1 House Staff Office (OFF02)

Reflected Ceiling Plan



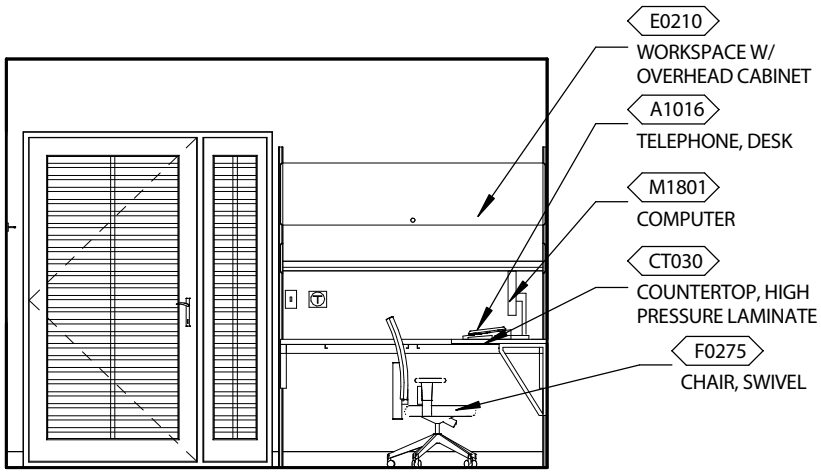
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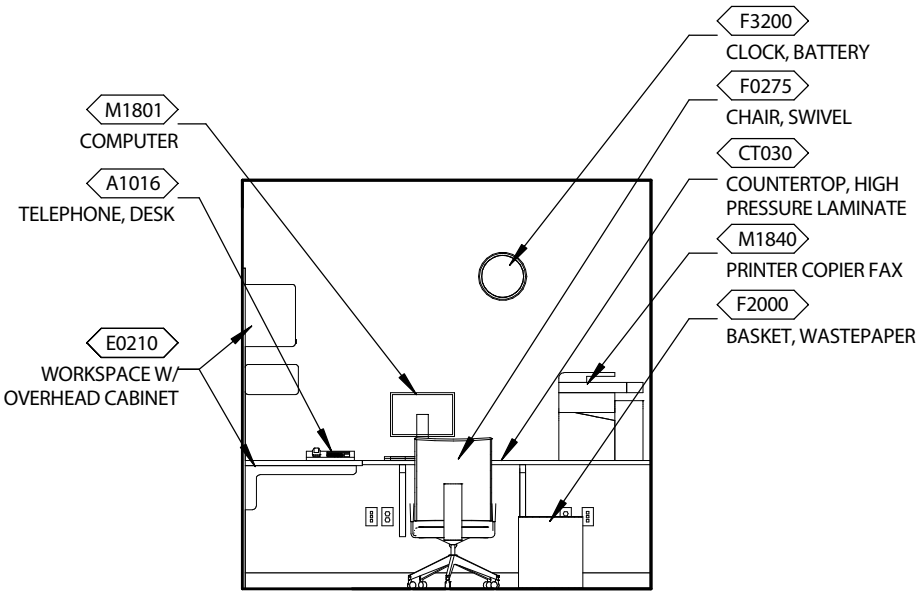
4.0 ROOM TEMPLATES

5.1 House Staff Office (OFF02)

Elevations



ELEVATION 1



ELEVATION 2

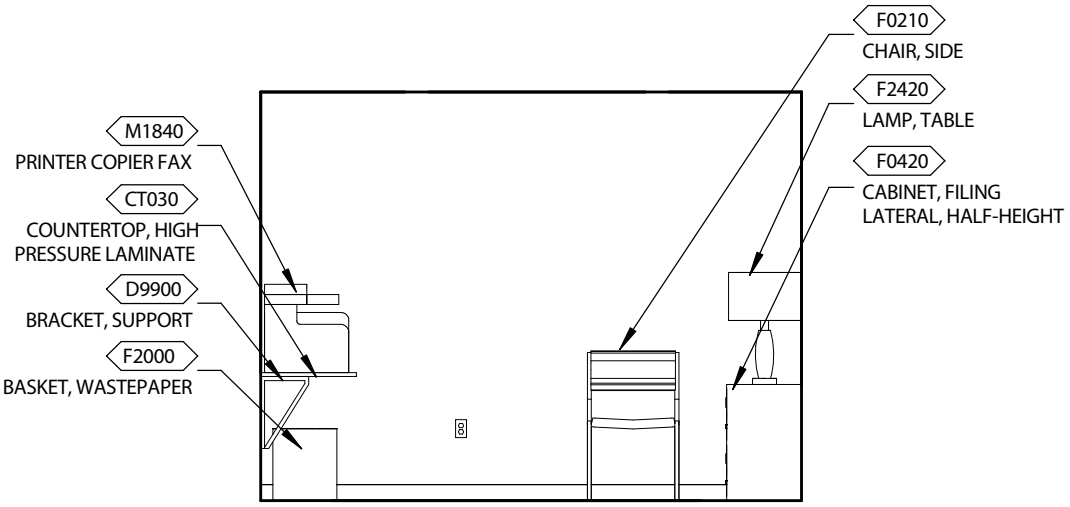


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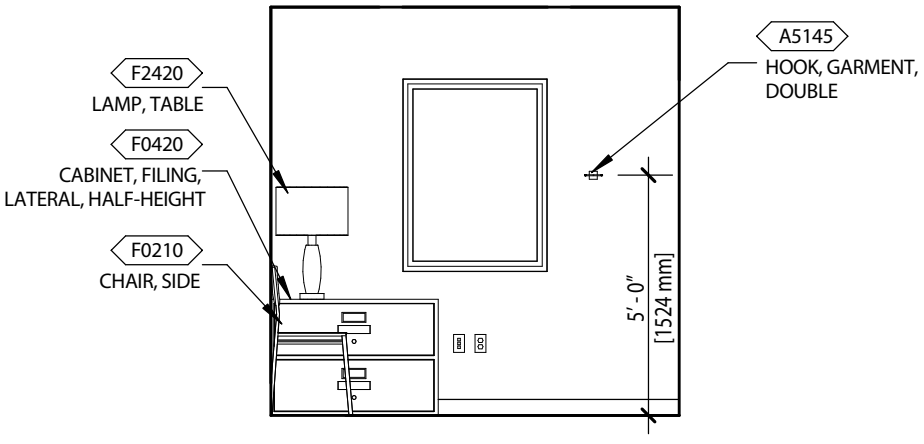
4.0 ROOM TEMPLATES

5.1 House Staff Office (OFF02)

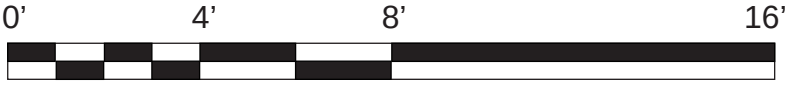
Elevations



ELEVATION 3



ELEVATION 4



Scale: 1/4" = 1'-0"

4.0 ROOM TEMPLATES

5.1 House Staff Office (OFF02)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	9’-0”
Wall Finish	GWB P
Base	PRB
Floor Finish	Carpet
Sound Protection	STC 35
Doors	French Door Style with Integral Blinds and Side Lite
Hardware	Office Function

HVAC
General Requirement: Refer to Home Office data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

LIGHTING
General Requirement: Refer to VA Lighting Design Manual Chapter 6, Administrative Areas Lighting Guidelines 6.1 for design approach and recommended luminaires.

COMMUNICATIONS	
Data	Yes
Telephone	Yes
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	Yes
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Waste	No
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Audible
Sprinkler	Yes

4.0 ROOM TEMPLATES

5.1 House Staff Office (OFF02)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1016	Telephone, Desk, With Speaker	1	V / V	Telephone, desk, with speaker.
A5145	Hook, Garment, Double, SS, Surface Mounted	1	C / C	A surface mounted, satin finish stainless steel, double garment hook. Equipped with a concealed mounting bracket that is secured to a concealed wall plate.
CT030	Countertop, High Pressure Laminate	1	C / C	High pressure laminate countertop (composition of wood particle core with plastic laminate surface) having a hard smooth surface finish, standard thickness of 1”, and a 4” butt backsplash/curb. Available in a wide choice of colors, patterns, and depths. Used in general purpose areas requiring a basic work surface arrangement with limited heat resistance and poor chemical resistance.
E0210	Worksurface, w/ Overhead Cab, Wall Mtd, 48” W	1	V / V	THIS TYPICAL INCLUDES: 2 Vertical Hanging Strips 1 Lockable Flipper Unit 1 Shelf, Storage/Display 1 Light 1 Cantilevered Work Surface
F0210	Chair, Side, Without Arms	1	V / V	Upholstered side chair approximately 32” high X 19” wide X 23” deep with floor glides. Seat is non-tilting and without arms.
F0275	Chair, Swivel, High Back	1	V / V	Highback contemporary swivel chair, 41” high X 23” wide X 23” deep with five (5) caster swivel base and arms. Chair may be used at desks or in conference rooms. Back and seat are foam padded and upholstered with either woven textile fabric or vinyl.
F0420	Cabinet, Filing, Lateral, Half Height	1	V / V	Half height two (2) or three (3) drawer lateral filing cabinet, 28” high X 42” wide X 18” deep with recessed handles, locking device and drawer label holders. Drawers are adaptable to either letter or legal size materials.
F2000	Basket, Wastepaper	1	V / V	Wastepaper basket, approximately 18” high. This unit is used to collect and temporarily store small quantities of paper refuse.

4.0 ROOM TEMPLATES

5.1 House Staff Office (OFF02)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
F2420	Lamp, Table, With Shade	1	V / V	Table lamp with linen shade.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).
M1801	Computer, Microprocessing, w/Flat Panel Monitor	1	V / V	Desk top microprocessing computer. The unit shall consist of a central processing mini tower, flat panel monitor, keyboard, mouse and speakers.
M1840	Printer/Copier/ Fax Combination	1	V / V	Multifunctional printer, fax, scanner and copier (PFC) all-in-one machine.

4.0 ROOM TEMPLATES

4.10. FA 7: Neighborhood Center Resident Area

7.1 Multipurpose Activity Room (RHMP1) 4-90

7.2 Kitchenette (RHKN2) 4-90

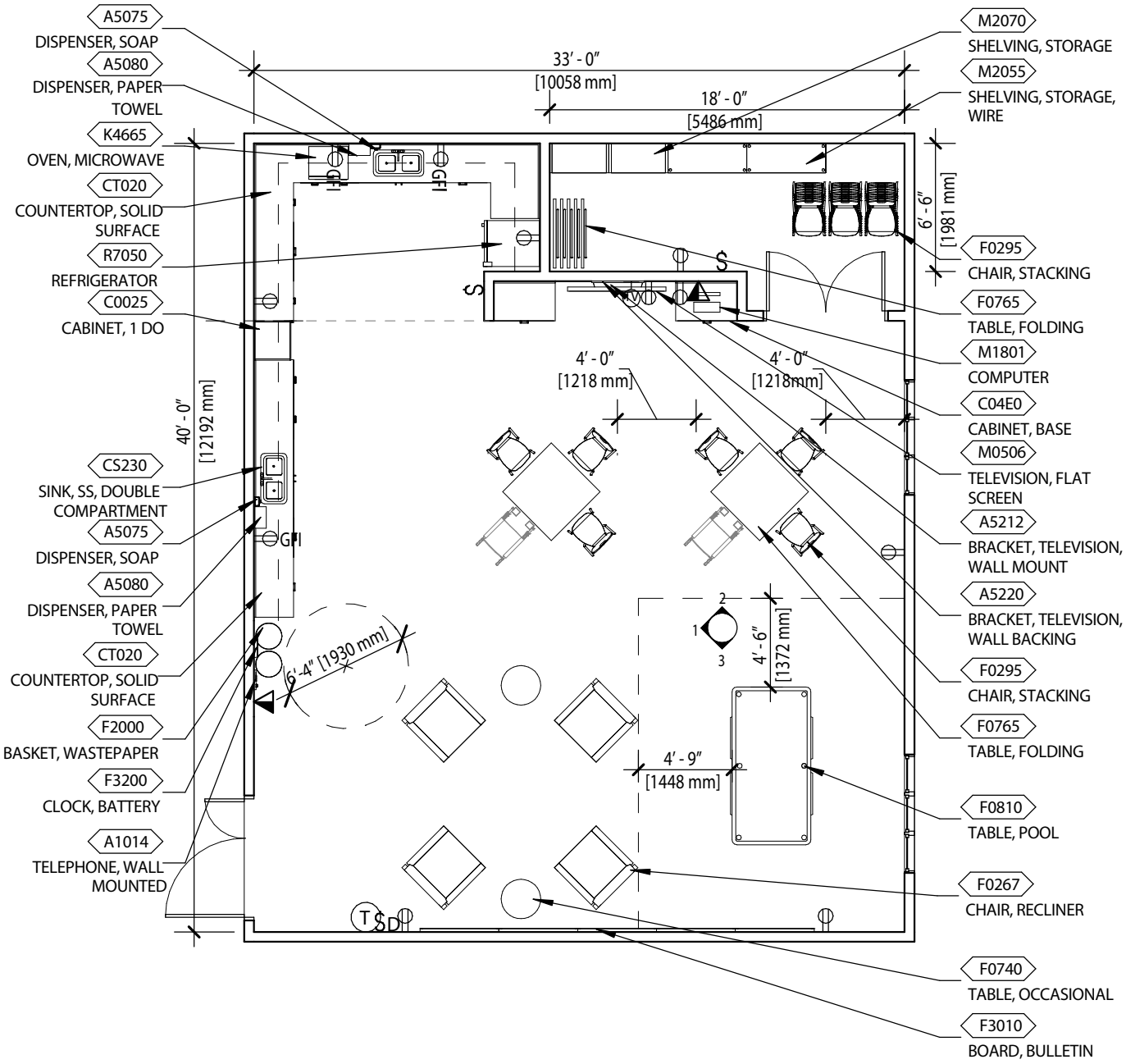
7.3 Multipurpose Activity Room Storage (STFX4) 4-90

Disclaimer: *Room Templates 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).*

4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1) 1,100 NSF, 7.2 Kitchenette (RHKN2) 140 NSF, 7.3 Multipurpose Activity Storage Room (STFX4) 140

Floor Plan



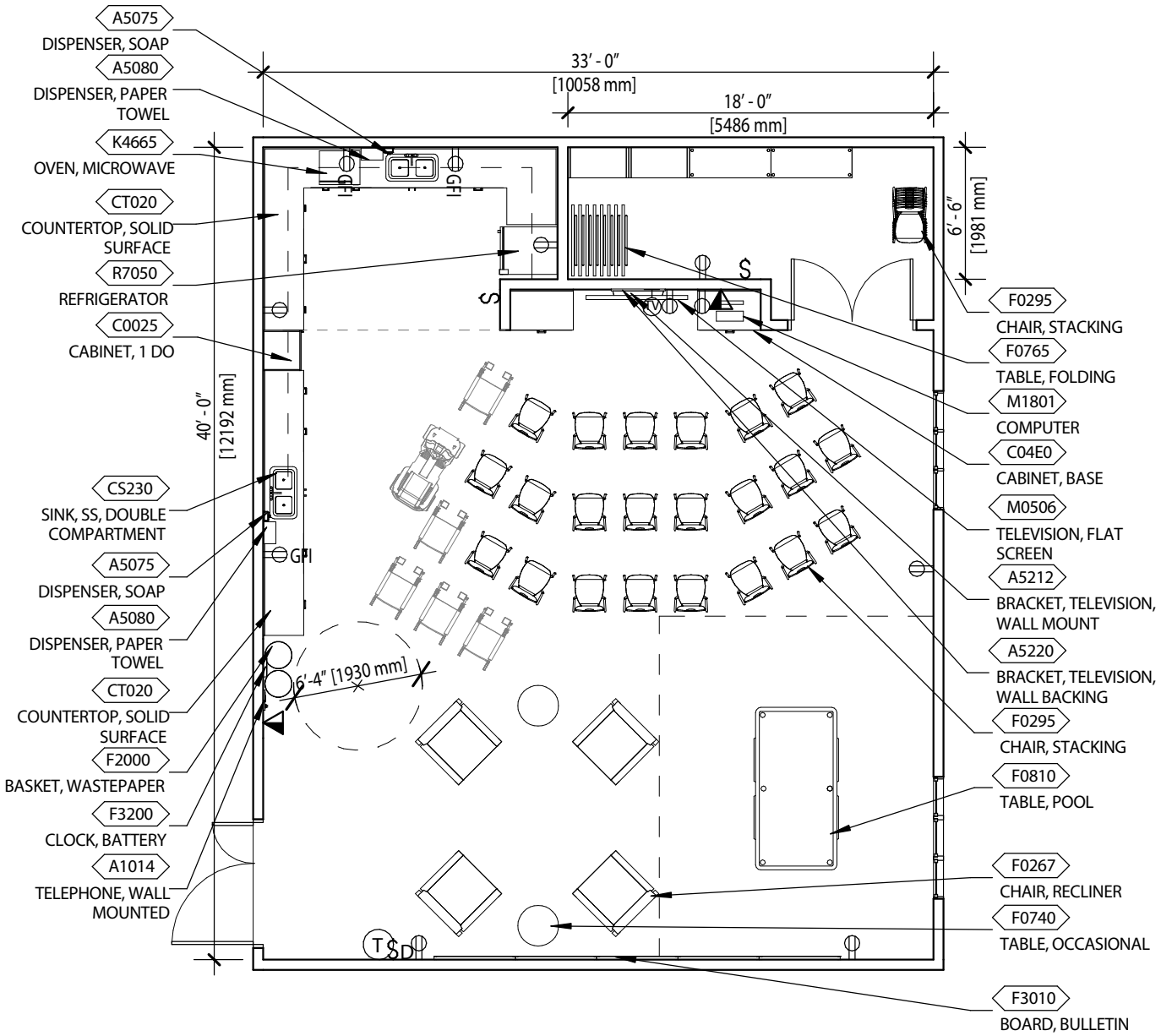
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Scale: 1/8” = 1’-0”

4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1) 1,100 NSF, 7.2 Kitchenette (RHKN2) 140 NSF, 7.3 Multipurpose Activity Storage Room (STFX4) 140

Floor Plan - Alternate Layout



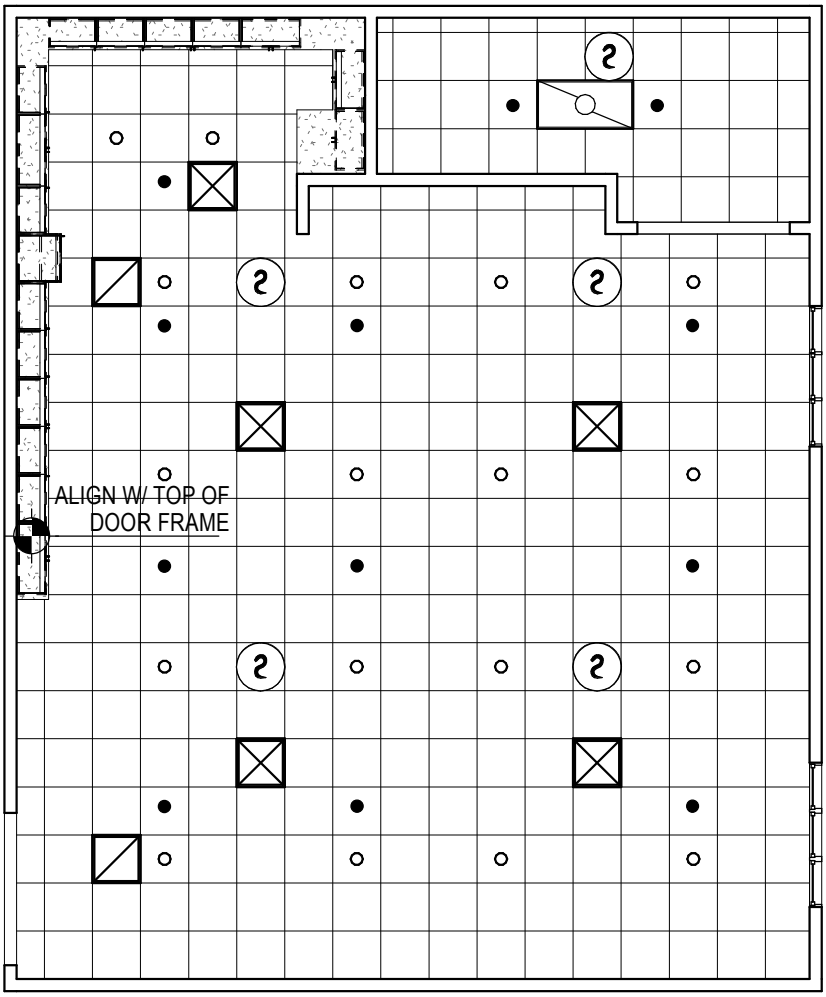
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Scale: 1/8" = 1'-0"

4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1), 7.2 Kitchenette (RHKN2), 7.3 Multipurpose Activity Storage Room (STFX4)

Reflected Ceiling Plan



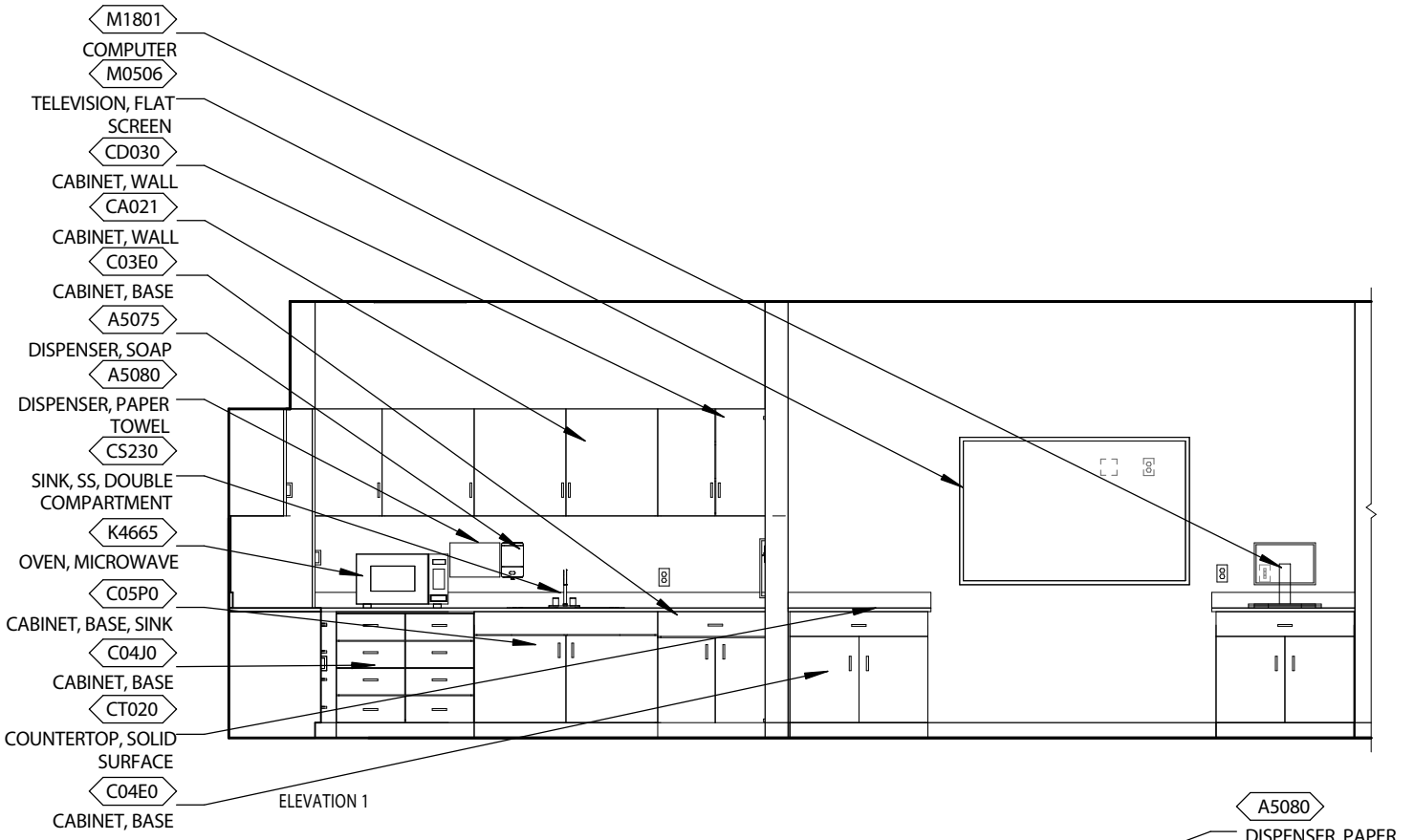
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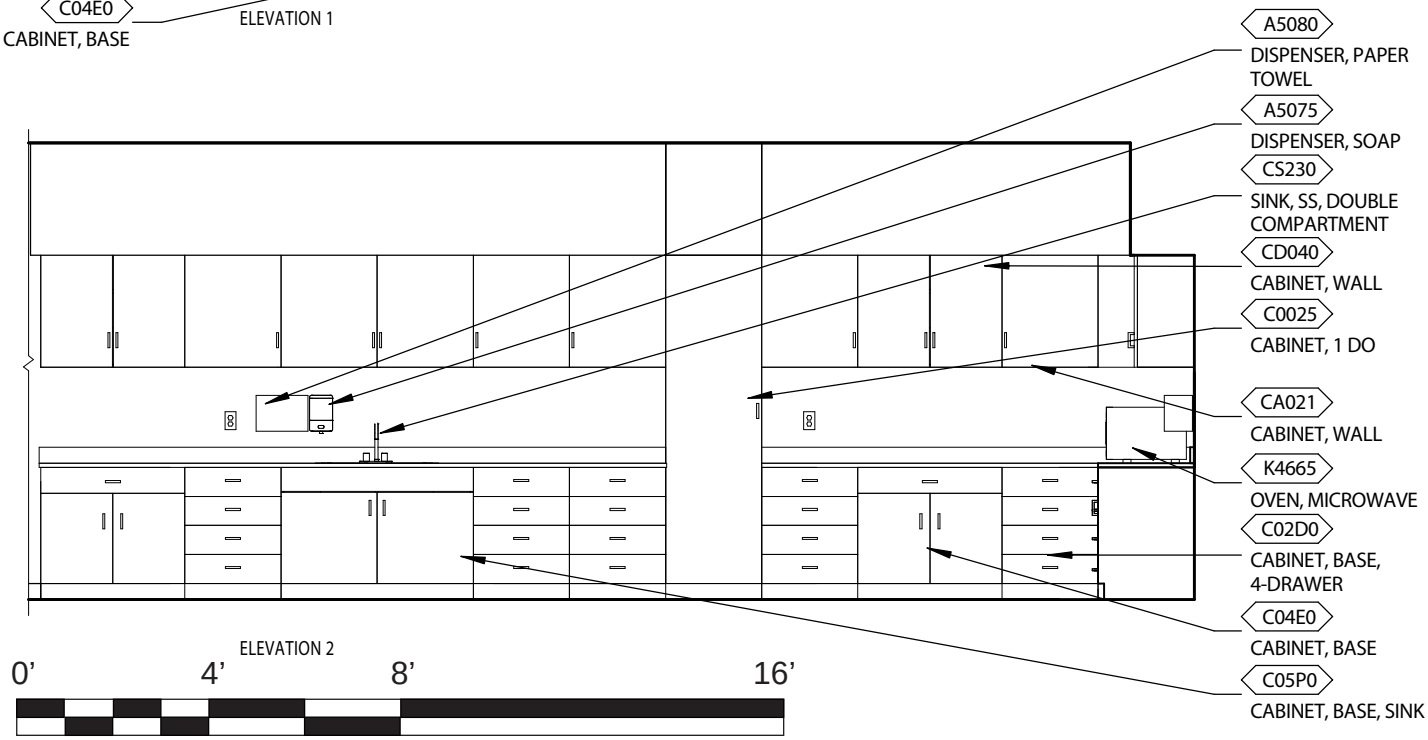
4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1), 7.2 Kitchenette (RHKN2), 7.3 Multipurpose Activity Storage Room (STFX4)

Elevations



ELEVATION 1



ELEVATION 2

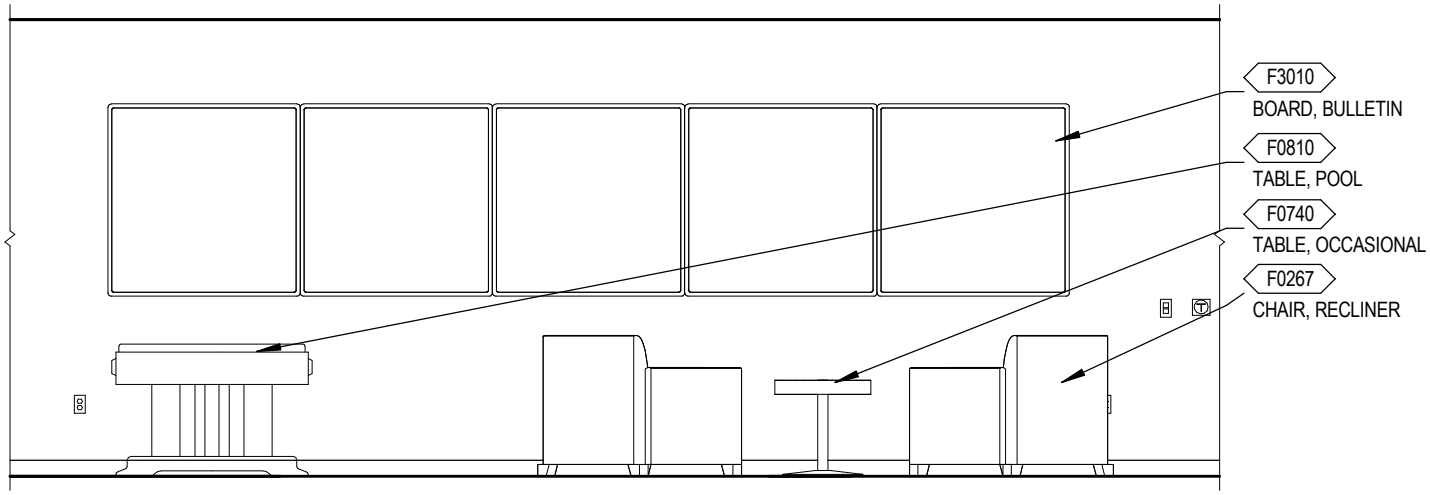
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Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1), 7.2 Kitchenette (RHKN2), 7.3 Multipurpose Activity Storage Room (STFX4)

Elevations



ELEVATION 3

0’ 4’ 8’ 16’

Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1), 7.2 Kitchenette (RHKN2), 7.3 Multipurpose Activity Storage Room (STFX4)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	ACT
Ceiling Height	10’-0” minimum, 12’-0” preferred
Wall Finish	GWB
Base	Resilient rubber, contoured
Floor Finish	RSF or Luxury Tile
Sound Protection	None Required
Doors	Wood with lites
Hardware	Classroom function

Notes

1. Use sound-dampening materials and finishes where possible

HVAC
General Requirement: Refer to Multipurpose data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

LIGHTING
General Requirement: Refer to VA Lighting Design Manual Chapter 4.3 Patient Areas Lighting Guidelines 4.3.12 Multi-purpose Activity Room for design approach and recommended luminaires.

COMMUNICATIONS	
Data	Yes
Telephone	Yes
Cable Television	Yes
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	Yes
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	Yes
Hot Water	Yes
Waste	Yes
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1), 7.2 Kitchenette (RHKN2), 7.3 Multipurpose Activity Storage Room (STFX4)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1014	Telephone, Wall Mounted, 1 Line, With Speaker	1	V / V	Telephone, wall mounted, 1 line, with speaker.
A5075	Dispenser, Soap, Disposable	2	V / V	Disposable soap dispenser. One-handed dispensing operation. Designed to accommodate disposable soap cartridge and valve.
A5080	Dispenser, Paper Towel, SS, Surface Mounted	2	C / C	A surface mounted, satin finish stainless steel, single-fold, paper towel dispenser. Dispenser features: tumbler lock; front hinged at bottom; and refill indicator slot. Minimum capacity 400 single-fold paper towels.
A5212	Bracket, Television, Wall-Mounted, Tilt/ Angle	1	V / V	A wall mounted, tilt/angled TV bracket for 37” to 80” TVs. Mount will be a universal and VESA compliant unit with a load capacity of up to 130 lbs.
A5220	Bracket, Television, Wall Backing	1	C / C	Wall mounted television bracket backing which provides additional support and strength for the installation of the television bracket. Option available for interior or exterior plate and sized for 12” 16” or 24” stud spacing.
CA021	Cabinet, W/H, 2 Shelf, 1 DO, 38x24x13	11	C / C	Wall hung cabinet with two adjustable shelves, solid right or left-hinged door (appropriate door hinge configuration to be indicated on equipment elevation drawings).
CD030	Cabinet, W/H, 2 Shelf, 2 DO, 38x30x13	1	C / C	Wall hung cabinet with two adjustable shelves and solid hinged doors. Also referred to as a solid hinged double door wall case.
CD040	Cabinet, W/H, 2 Shelf, 2 DO, 38x36x13	2	C / C	Wall hung cabinet with two adjustable shelves and solid hinged doors. Also referred to as a solid hinged double door wall case.

4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1), 7.2 Kitchenette (RHKN2), 7.3 Multipurpose Activity Storage Room (STFX4)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
C0025	Cabinet, Wardrobe, 1 Door, 84x24x22	1	C / C	Wardrobe cabinet with a fixed shelf, clothing rod, and a solid or louvered right or left-hinged door (appropriate door hinge configuration to be indicated on the equipment elevation drawings), an optional locking door is available. Also referred to as a wardrobe case, unit or storage unit. Used for storage of clothing and personal items.
C02D0	Cabinet, U/C/B, 4 Drawer, 36x24x22	5	C / C	Standing height under counter base cabinet with four full width drawers of equal height. Also referred to as a drawer cabinet.
C03E0	Cabinet, U/C/B, 1 Shelf, 1 Drawer, 2 DO, 36x30x22	1	C / C	Standing height under counter base cabinet with an adjustable shelf and a full width drawer above solid hinged doors. Also referred to as a combination cabinet or a drawer and cupboard cabinet.
C04E0	Cabinet, U/C/B, 1 Shelf, 1 Drawer, 2 DO, 36x36x22	4	C / C	Standing height under counter base cabinet with an adjustable shelf and a full width drawer above solid hinged doors. Also referred to as a combination cabinet or a drawer and cupboard cabinet.
C04J0	Cabinet, U/C/B, 8 Half Drawer, 36x36x22	1	C / C	Standing height under counter base cabinet with eight half width drawers of equal height. Also referred to as a drawer cabinet.
C05P0	Cabinet, Sink, U/C/B, 2 Door, 36x48x22	2	C / C	Standing height under counter base sink cabinet with solid hinged doors. Also referred to as a double-door sink cabinet. Coordinate actual clear cabinet dimension with the actual outside dimension of sink that is specified to ensure that they are compatible.

4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1), 7.2 Kitchenette (RHKN2), 7.3 Multipurpose Activity Storage Room (STFX4)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
CS230	Sink, SS, Double Compartment, 10x14x16 ID	2	C / C	Double compartment stainless steel sink, drop-in, self-rimming, ledge-type, connected with a drain and provided with a mixing faucet. It shall also be provided with pre-punched fixture holes on 4" center, integral back ledge to accommodate deck-mounted fixtures, brushed/polished interior and top surfaces, and sound deadened. Recommended for use in suspended or U/C/B sink cabinets having a high plastic laminate or Chemsurf laminate countertop/work surface. Coordinate actual outside sink dimensions with the actual clear dimension of cabinet specified to ensure that they are compatible.
CT020	Countertop, Solid Surface	47	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1", and a 4" butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
F0265	Chair, Recliner	4	V / V	Reclining chair, 46" high X 33" wide X 40"deep with arms, straight leg base and floor glides or lockable two (2) inch casters. Seat, back and foot rest are foam padded and upholstered with woven textile fabric or vinyl.
F0295	Chair, Stacking	12	V / V	Stacking chair, approximately 34" H X 21" W X 24" D. May be stacked up to 20 high depending upon the model selected.
F0740	Table, Occasional, Lamp	2	V / V	Occasional lamp table (end table) approximately 20" high X 27" wide X 27" deep with choice of finishes (wood, oak veneer, or high pressure laminate).
F0765	Table, Folding	3	V / V	Folding table. Can be square or rectangular. Used in multi-purpose areas and can comfortably seat at least four (4) persons.

4.0 ROOM TEMPLATES

7.1 Multipurpose Activity Room (RHMP1), 7.2 Kitchenette (RHKN2), 7.3 Multipurpose Activity Storage Room (STFX4)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
F0810	Table, Pool	1	V / V	Pool table approximately 32” high X 100” wide X 56” deep with 3/4” full size slate bed.
F2000	Basket, Wastepaper	2	V / V	Wastepaper basket, approximately 18” high. This unit is used to collect and temporarily store small quantities of paper refuse.
F3010	Board, Bulletin, 48 x 48	5	V / V	Open face bulletin board. Cork posting panel with moisture proof backing. Variety of frames to choose from. Used for posting notes and messages.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).
K4665	Oven, Microwave, Consumer	1	V / V	Counter mounted microwave oven for average duty use. The exterior cabinet can be metal or heavy duty impact resistant plastic. The oven delivers instant energy for rapid heating, defrosting or prime cooking. The oven has touch pad controls, digital timer, power level selector and preprogrammed selectors for commonly cooked items. This oven is commonly found in staff lounges.
M0506	Television, Flat Screen	1	V / V	Flat screen television. The TV will have built-in speakers, NTSC tuner, a 16:9 wide screen aspect ratio, a minimum of 1280 x 768 resolution and a remote control.
M1801	Computer, Microprocessing, w/Flat Panel Monitor	1	V / V	Desk top microprocessing computer. The unit shall consist of a central processing mini tower, flat panel monitor, keyboard, mouse and speakers.
R7050	Refrigerator, 25 Cubic Feet	1	V / V	General purpose refrigerator approximately 84x27x37. This unit is corrosion resistant stainless steel. It has a single self closing door with safety stops.

4.0 ROOM TEMPLATES

4.11. Community Center; FA9: Reception Area - FA10: Resident Area

9.3 Concierge Station (RCCS3) 4-101

10.4 Great Room (RHGR3) 4-107

10.5 Theater (PSTR1) 4-114

10.6 Library (PSLB1) 4-119

10.7 Hair Care Salon / Shop (RTHC2) 4-124

10.8 Meditation Chapel (PSCW2) 4-131

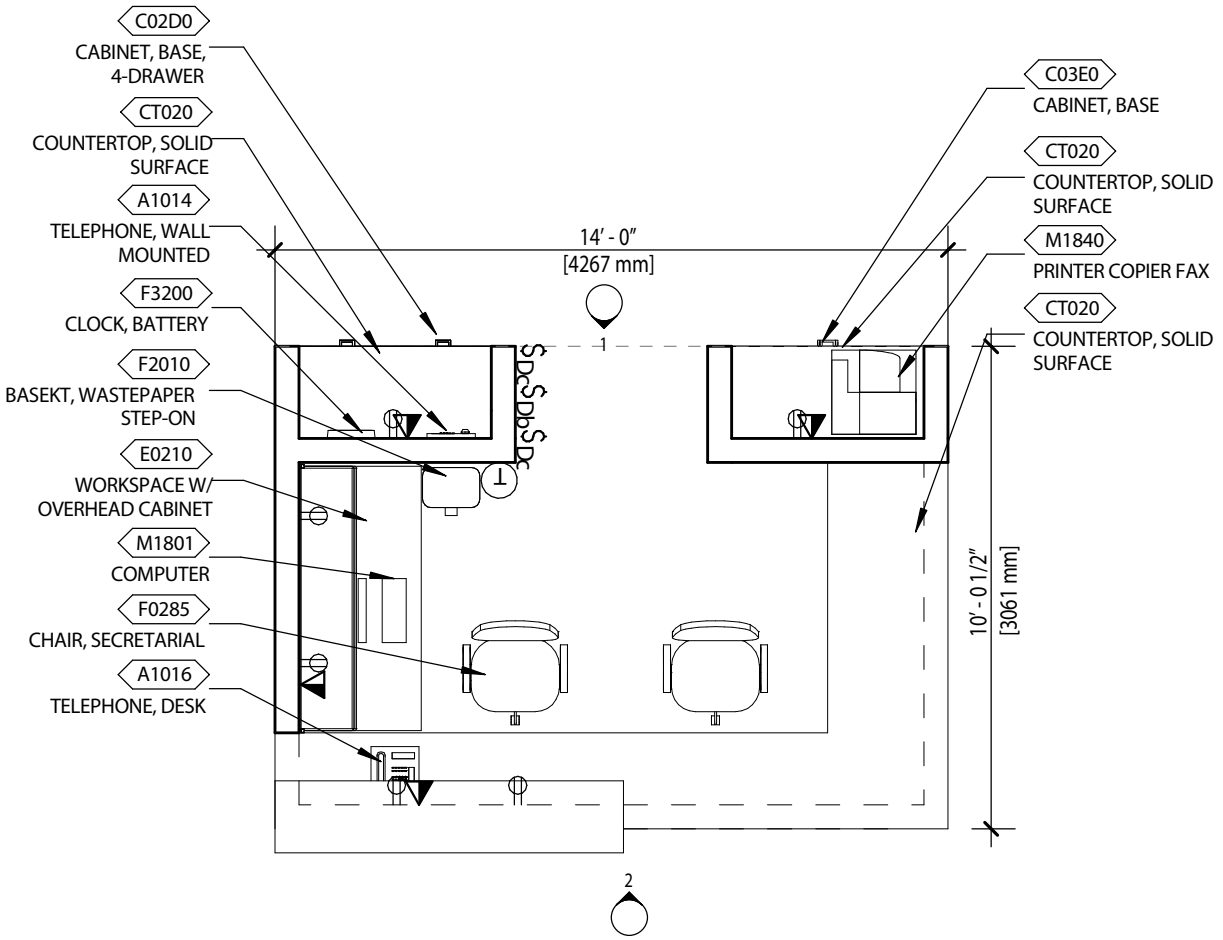
10.3 PT / OT Exercise Gym (RHP01) 4-136

Disclaimer: *Room Templates 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).*

4.0 ROOM TEMPLATES

9.3 Concierge Station (RCCS3) 180 NSF

Floor Plan



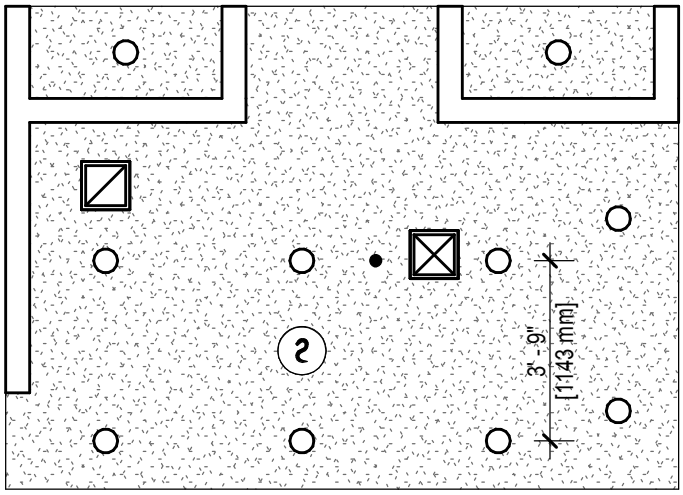
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Scale: 1/4" = 1'-0"

4.0 ROOM TEMPLATES

9.3 Concierge Station (RCCS3)

Reflected Ceiling Plan



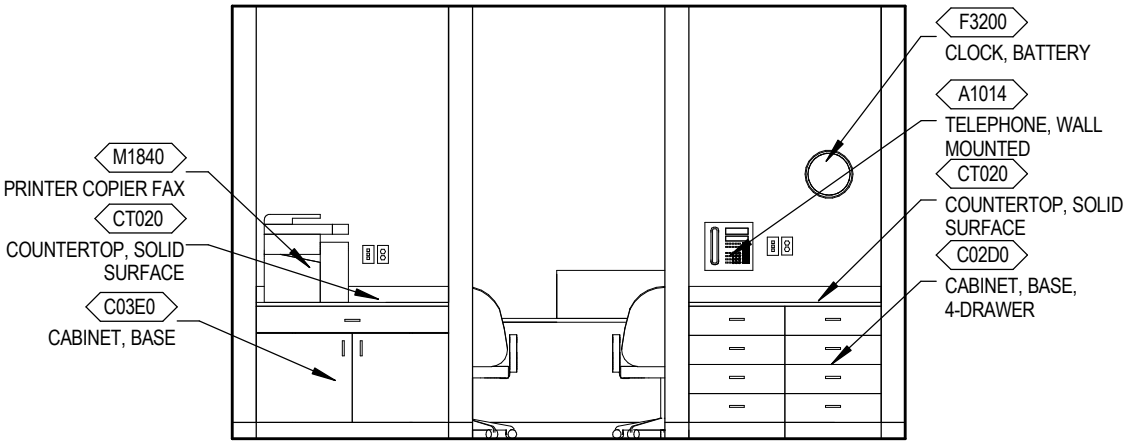
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Scale: 1/4” = 1’-0”

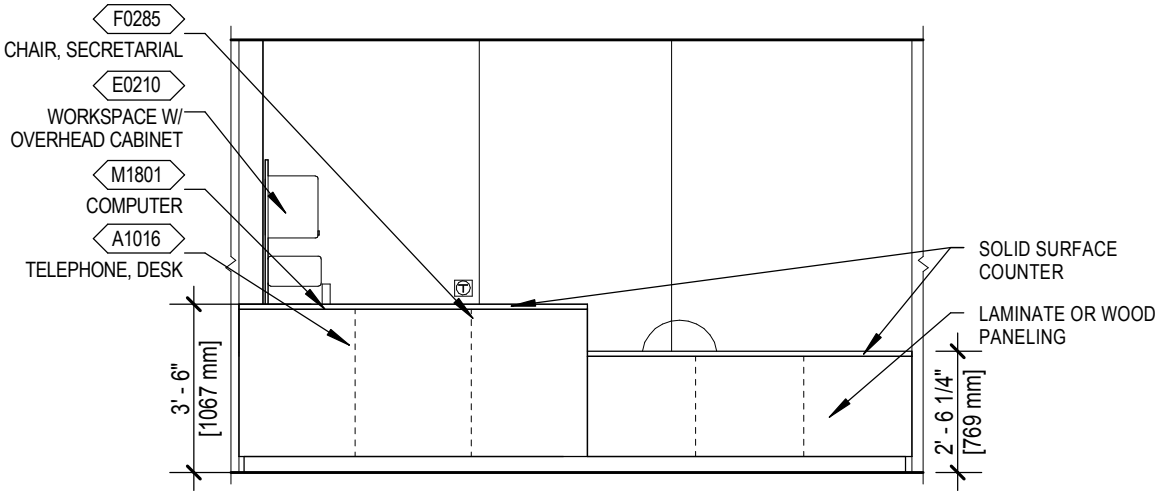
4.0 ROOM TEMPLATES

9.3 Concierge Station (RCCS3)

Elevations



ELEVATION 1



ELEVATION 2



Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

9.3 Concierge Station (RCCS3)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	ACT
Ceiling Height	9'-0"
Wall Finish	GWB Paint
Base	PRB
Floor Finish	CPT, RSF
Sound Protection	None - Open to Lobby
Doors	Wood (if any)
Hardware	Office function

Notes:

1. See Room Finish Schedule in Chapter 2 of this guide.

COMMUNICATIONS	
Data	Yes
Telephone	Yes
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	No
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

HVAC
General Requirement: Refer to Concierge Station data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Waste	No
Special	No

LIGHTING
1. Downlight compact fluorescent light fixture. Quad-tube T4.

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

9.3 Concierge Station (RCCS3)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1014	Telephone, Wall Mounted, 1 Line, With Speaker	1	V / V	Telephone, wall mounted, 1 line, with speaker.
A1016	Telephone, Desk, With Speaker	1	V / V	Telephone, desk, with speaker.
C02D0	Cabinet, U/C/B, 4 Drawer, 36x24x22	2	C / C	Standing height under counter base cabinet with four full width drawers of equal height. Also referred to as a drawer cabinet.
C03E0	Cabinet, U/C/B, 1 Shelf, 1 Drawer, 2 DO, 36x30x22	1	C / C	Standing height under counter base cabinet with an adjustable shelf and a full width drawer above solid hinged doors. Also referred to as a combination cabinet or a drawer and cupboard cabinet.
CT020	Countertop, Solid Surface	37	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1”, and a 4” butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
E0210	Worksurface, w/ Overhead Cab, Wall Mtd, 48” W	1	V / V	THIS TYPICAL INCLUDES: 2 Vertical Hanging Strips 1 Lockable Flipper Unit 1 Shelf, Storage/Display 1 Light 1 Cantilevered Work Surface
F0285	Chair, Secretarial, Tilt Back, Adjustable Height	1	V / V	Secretarial chair, 38” high X 19” wide X 21” deep with adjustable seat height, non-tilting seat and a five (5) caster swivel base. Seat and back are foam padded and upholstered with woven textile fabric or vinyl.
F2010	Basket, Wastepaper, Step-On	1	V / V	“Step-on” wastepaper basket with inner liner and foot petal activated flip top.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).

4.0 ROOM TEMPLATES

9.3 Concierge Station (RCCS3)

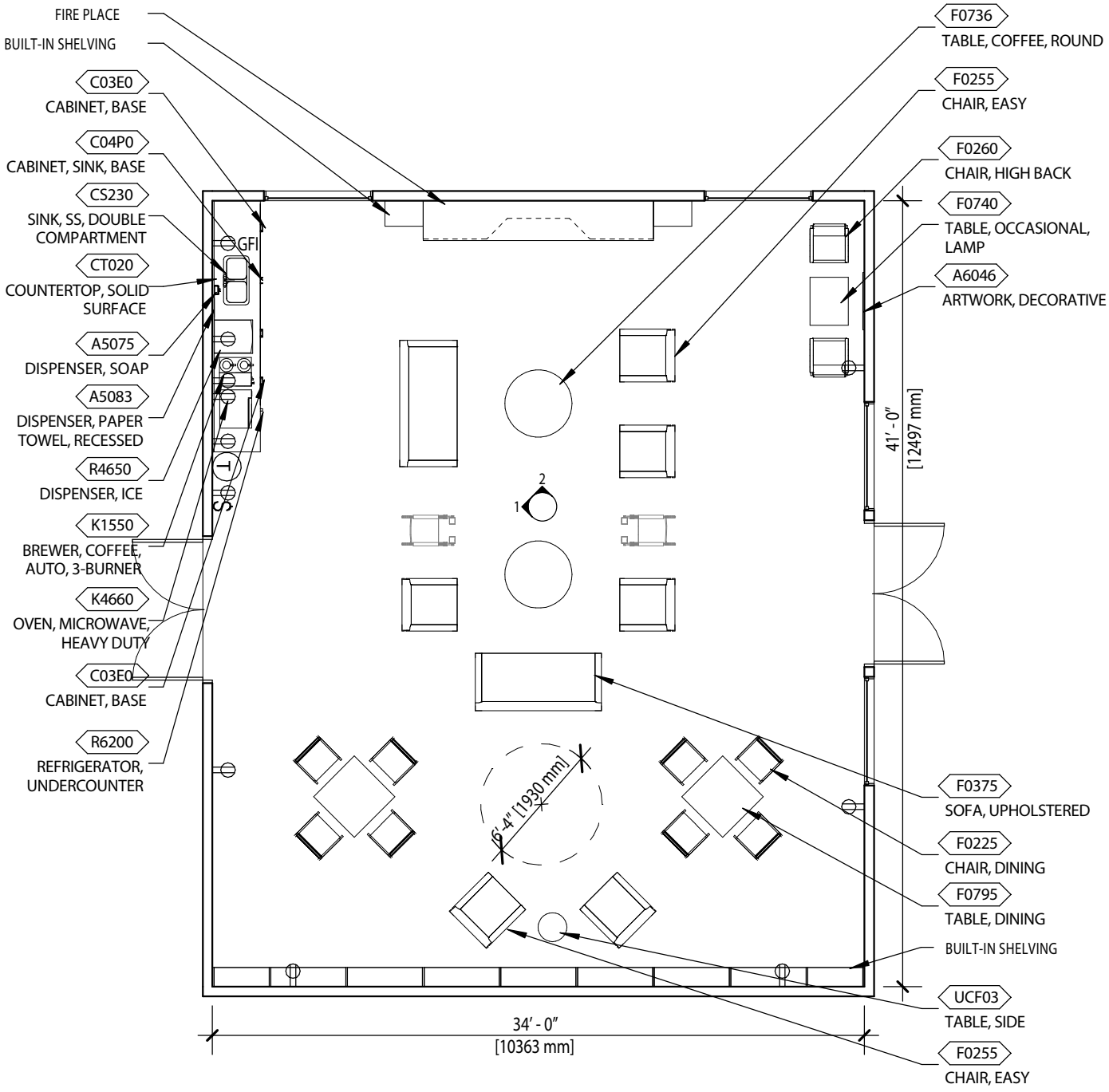
Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
M1801	Computer, Microprocessing, w/Flat Panel Monitor	1	V / V	Desk top microprocessing computer. The unit shall consist of a central processing mini tower, flat panel monitor, keyboard, mouse and speakers.
M1840	Printer/Copier/ Fax Combination	1	V / V	Multifunctional printer, fax, scanner and copier (PFC) all-in-one machine.

4.0 ROOM TEMPLATES

10.4 Great Room (RHGR3) 1,400 NSF

Floor Plan



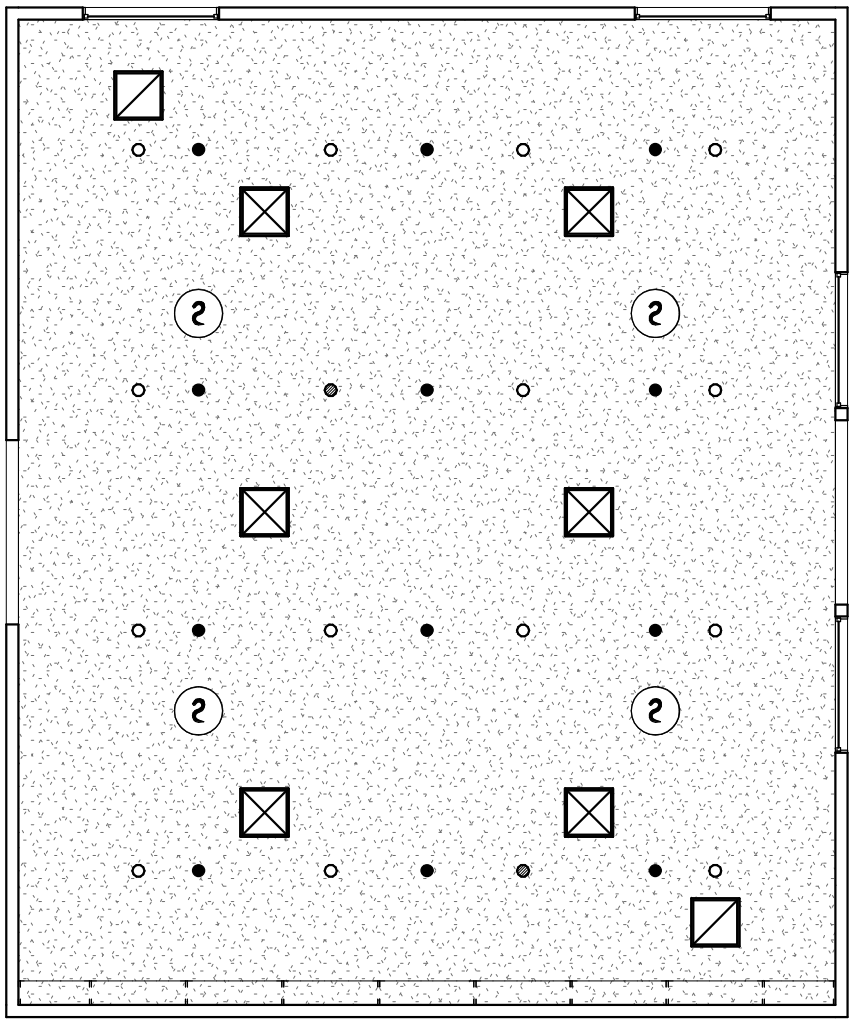
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Scale: 1/8" = 1'-0"

4.0 ROOM TEMPLATES

10.4 Great Room (RHGR3)

Reflected Ceiling Plan



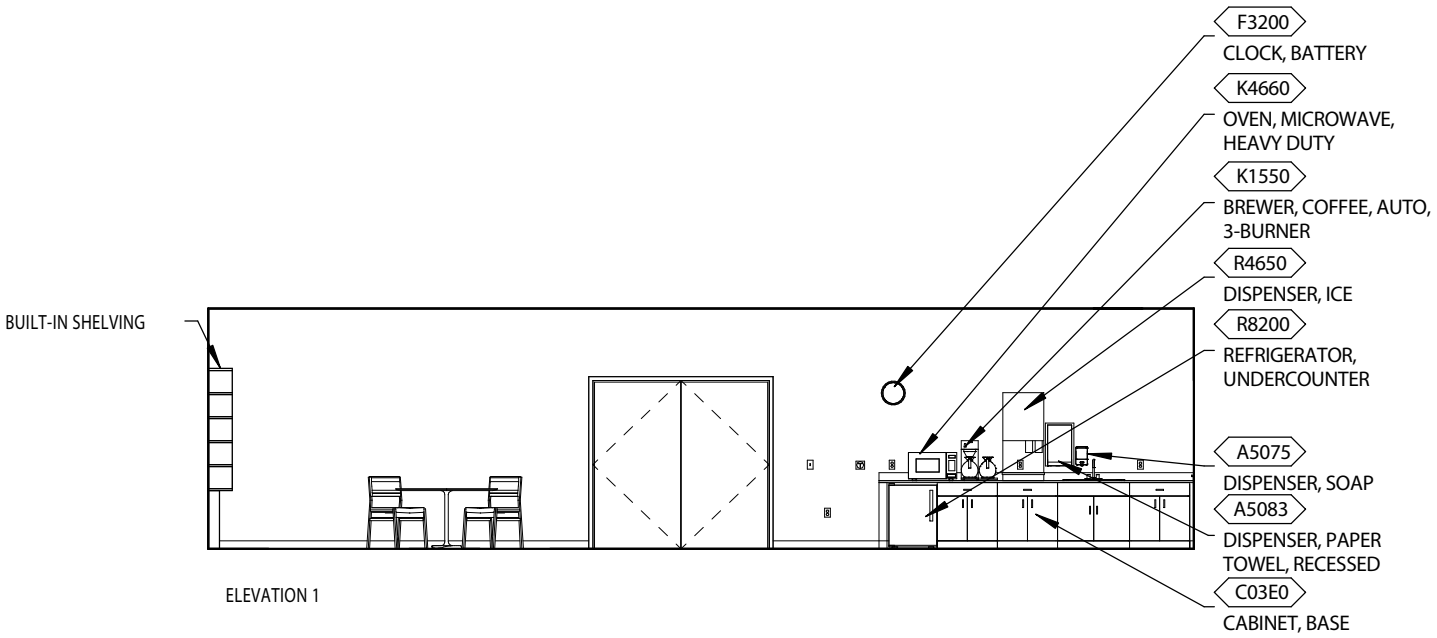
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Scale: 1/8” = 1’-0”

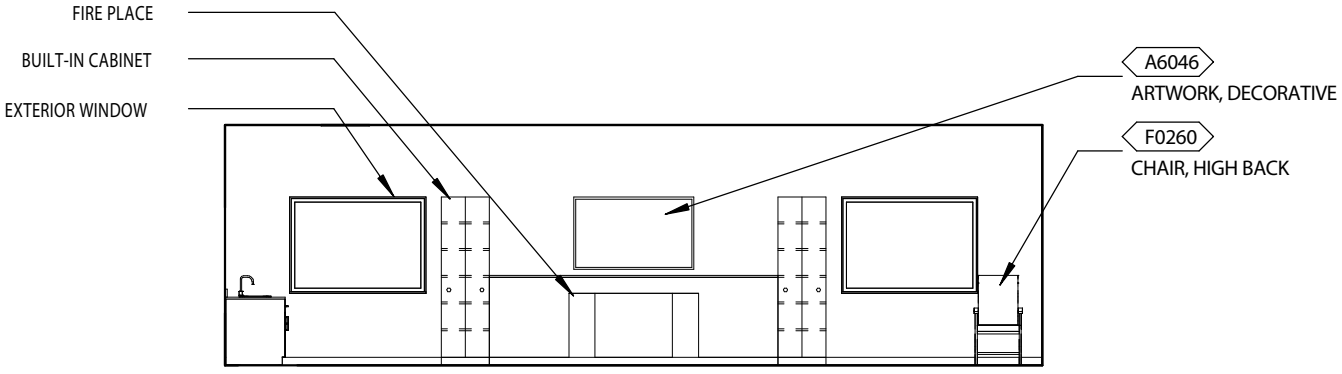
4.0 ROOM TEMPLATES

10.4 Great Room (RHGR3)

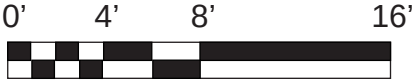
Elevations



ELEVATION 1



ELEVATION 2



Scale: 1/8” = 1’-0”

4.0 ROOM TEMPLATES

10.4 Great Room (RHGR3)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	12’-0” or taller
Wall Finish	Painted GWB
Base	PRB
Floor Finish	Carpet
Sound Protection	None Required
Doors	Wood with Lites
Hardware	Classroom function, egress hardware

Notes

1. Use sound-dampening materials and finishes where possible
2. For additional finish information see Room Finish Schedule in Chapter 2 of this guide.

HVAC

General Requirement: Refer to Great Room data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

LIGHTING

General Requirement: Refer to VA Lighting Design Manual Chapter 4, Patient Areas Lighting Guidelines 4.3.11 Day Room for design approach and recommended luminaires.

COMMUNICATIONS	
Data	No
Telephone	No
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	No
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	Yes
Hot Water	Yes
Waste	Yes
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

10.4 Great Room (RHGR3)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A6046	Artwork, Decorative, With Frame	1	V / V	This JSN shall be used for determining and defining location of decorative artwork.
C03E0	Cabinet, U/C/B, 1 Shelf, 1 Drawer, 2 DO, 36x30x22	3	C / C	Standing height under counter base cabinet with an adjustable shelf and a full width drawer above solid hinged doors. Also referred to as a combination cabinet or a drawer and cupboard cabinet.
C04P0	Cabinet, Sink, U/C/B, 2 Door, 36x36x22	1	C / C	Standing height under counter base sink cabinet with solid hinged doors. Also referred to as a double-door sink cabinet. Coordinate actual clear cabinet dimension with the actual outside dimension of sink that is specified to ensure that they are compatible.
CS230	Sink, SS, Double Compartment, 10x14x16 ID	1	C / C	Double compartment stainless steel sink, drop-in, self-rimming, ledge-type, connected with a drain and provided with a mixing faucet. It shall also be provided with pre-punched fixture holes on 4” center, integral back ledge to accommodate deck-mounted fixtures, brushed/polished interior and top surfaces, and sound deadened. Recommended for use in suspended or U/C/B sink cabinets having a high plastic laminate or Chemsurf laminate countertop/work surface. Coordinate actual outside sink dimensions with the actual clear dimension of cabinet specified to ensure that they are compatible.
CT020	Countertop, Solid Surface	13	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1”, and a 4” butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
F0225	Chair, Dining Room	8	V / V	Dining room chair with glides. Chair has straight legs with cushioned cloth or vinyl seat.

4.0 ROOM TEMPLATES

10.4 Great Room (RHGR3)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
F0255	Chair, Easy	6	V / V	Easy chair approximately 35” high X 28” wide X 32” deep with arms and floor glides. Arms, back and seat are foam padded and upholstered in woven textile fabric or vinyl.
F0260	Chair, High Back, Patient	2	V / V	High back patient chair, approximately 45” H X 24” W X 30” D with padded and upholstered back and seat. Straight legs have floor glides. Upholstery material is vinyl.
F0375	Sofa, Upholstered	2	V / V	Executive sofa with woven fabric textile or vinyl upholstery, foam padded arms, steel spring and foam rubber backs and seats, and floor glides.
F0736	Table, Coffee, Round	2	V / V	Round coffee table, approximately 36” diameter.
F0740	Table, Occasional, Lamp	1	V / V	Occasional lamp table (end table) approximately 20” high X 27” wide X 27” deep with choice of finishes (wood, oak veneer, or high pressure laminate).
F0795	Table, Dining	2	V / V	Dining table. Round 42” diameter or square 42” X 42”. Used in dining facilities and can comfortably seat up to four (4) persons.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).
K1550	Brewer, Coffee, Auto, Elect, 3 Burner, Side/Side	1	V / C	Side by side automatic coffee maker. This unit includes a heating tank, a connection for a cold water supply, a decanter service with three burners, a funnel and a water flow controller. The unit automatically shuts off the water flow when enough has passed through to fill the pot. The unit is normally provided plumbed with a hot water faucet to the side for making other hot drinks (tea, cider, cocoa, etc.). Larger size units are available.

4.0 ROOM TEMPLATES

10.4 Great Room (RHGR3)

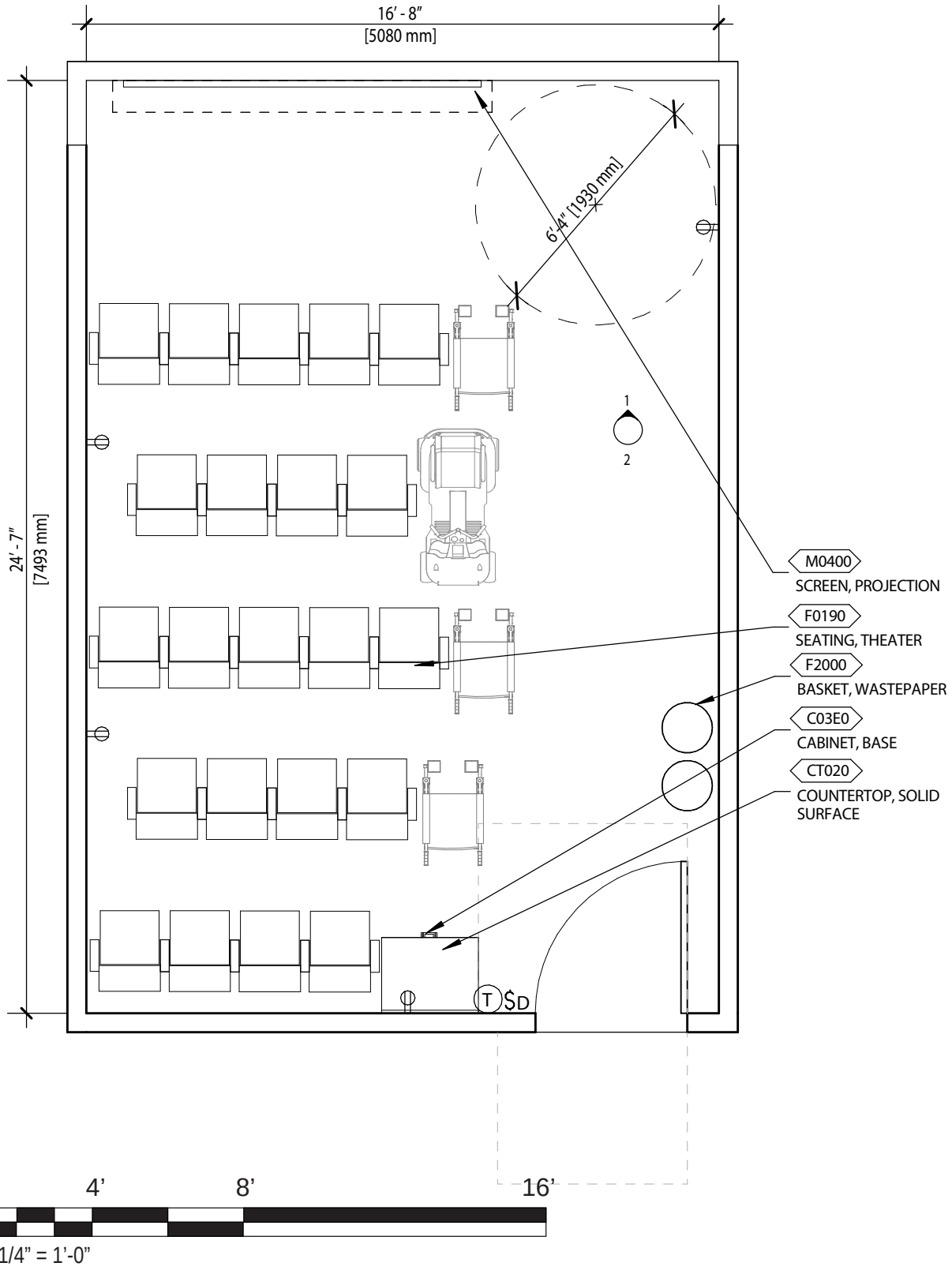
Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
K4660	Oven, Microwave, Heavy Duty, 1000 Watts	1	V / V	Heavy duty, counter mounted, microwave oven which delivers 1000 watts of microwave energy for rapid reheating, defrosting or cooking. The unit's cabinet is made from stainless steel or other rugged material. The touchpad has programmable keys for timing the cooking of specific items and a multiple portion cooking time adjustment key. The unit features an electronic timer with a digital readout. Some models have an additional manual dial timer. The unit can be mounted in a cabinet recess or on a shelf.
R6200	Refrigerator, U/C or F/S, 5 Cu Ft	1	V / V	Utility refrigerator approximately 35" H x 24" W x 26" D. The unit has a two tray ice cube cooling system. The refrigerator fits standard architectural dimensions for undercounter installation.
R4650	Ice Maker, Flaker, with Dispenser, Countertop	1	C / C	Countertop mounted ice machine that makes and dispenses flaked ice. Touch free operation is preferred, but not required. Should include the capability to dispense ice or water with an internal storage bin capacity of 12 lbs of flaked ice.
UCF03	Table, Side	1	V / V	Round or square side table

4.0 ROOM TEMPLATES

10.5 Theater (PSTR1) 450 NSF

Floor Plan

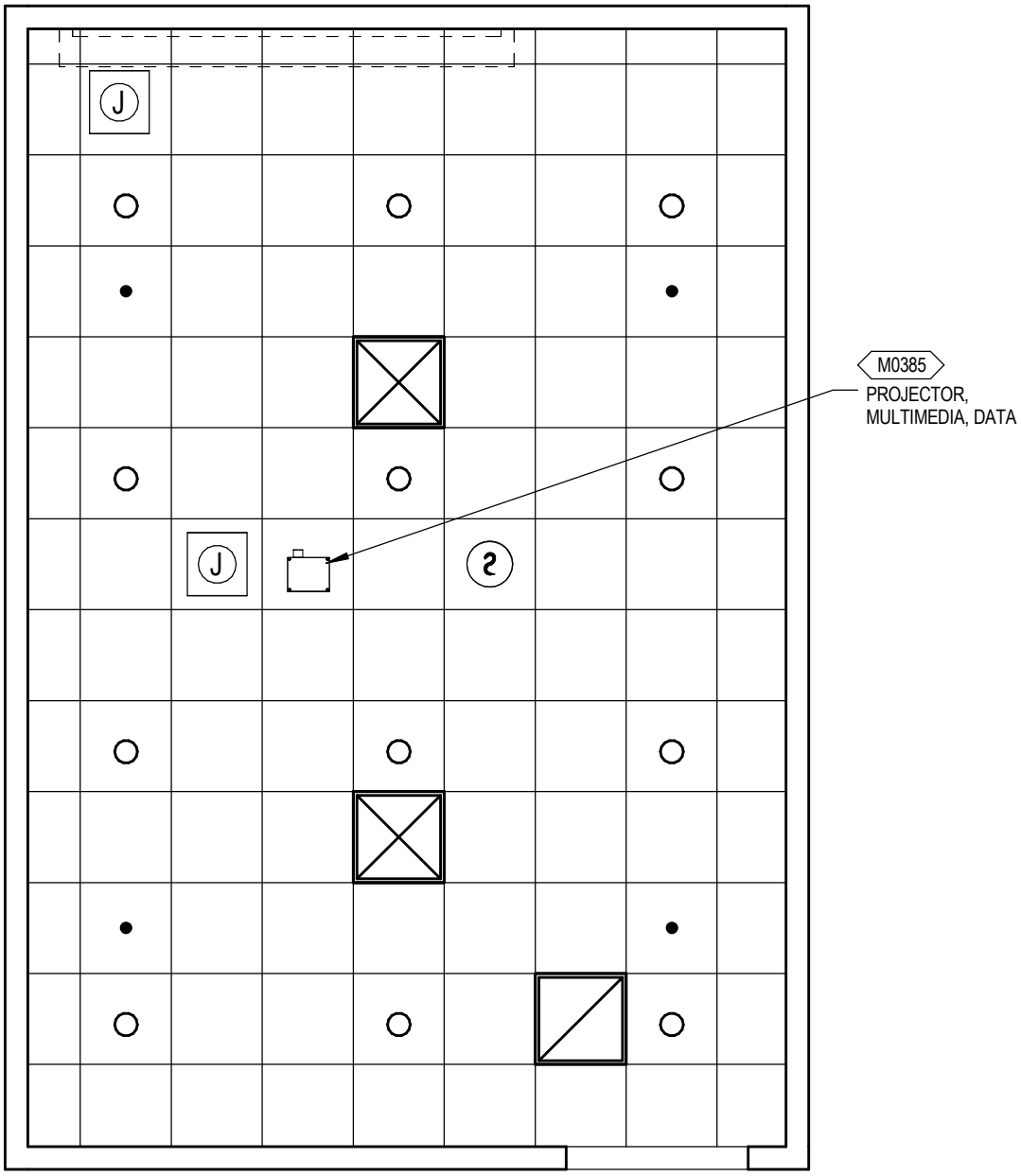


Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

10.5 Theater (PSTR1)

Reflected Ceiling Plan



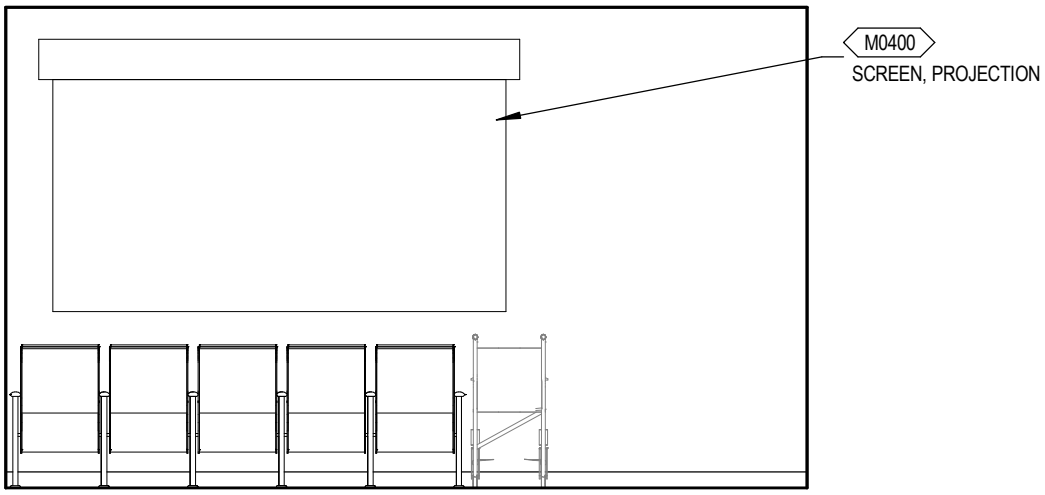
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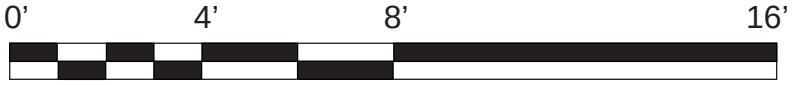
4.0 ROOM TEMPLATES

10.5 Theater (PSTR1)

Elevations



ELEVATION 1



Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

10.5 Theater (PSTR1)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	ACT
Ceiling Height	10’-0”
Wall Finish	Painted GWB
Base	Resilient rubber, contoured
Floor Finish	Carpet
Sound Protection	STC 45 recommended
Doors	Wood, No Lite
Hardware	Passage Function

Notes

1. Coordinate projector location with manufacturer’s recommendations

HVAC
General Requirement: Refer to Conference Room System Data Sheet in the current version of the VA HVAC Design Manual for values to be used for Theater room temperatures, humidity range, room air change requirements, and pressurization

LIGHTING

1. General Requirement: Refer to VA Lighting Design Manual, Appendix A: Illumination Levels
2. Downlight compact fluorescent light fixture, Quad-tube T4, dimmable

COMMUNICATIONS	
Data	Yes
Telephone	No
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	No
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Drain	No
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

10.5 Theater (PSTR1)

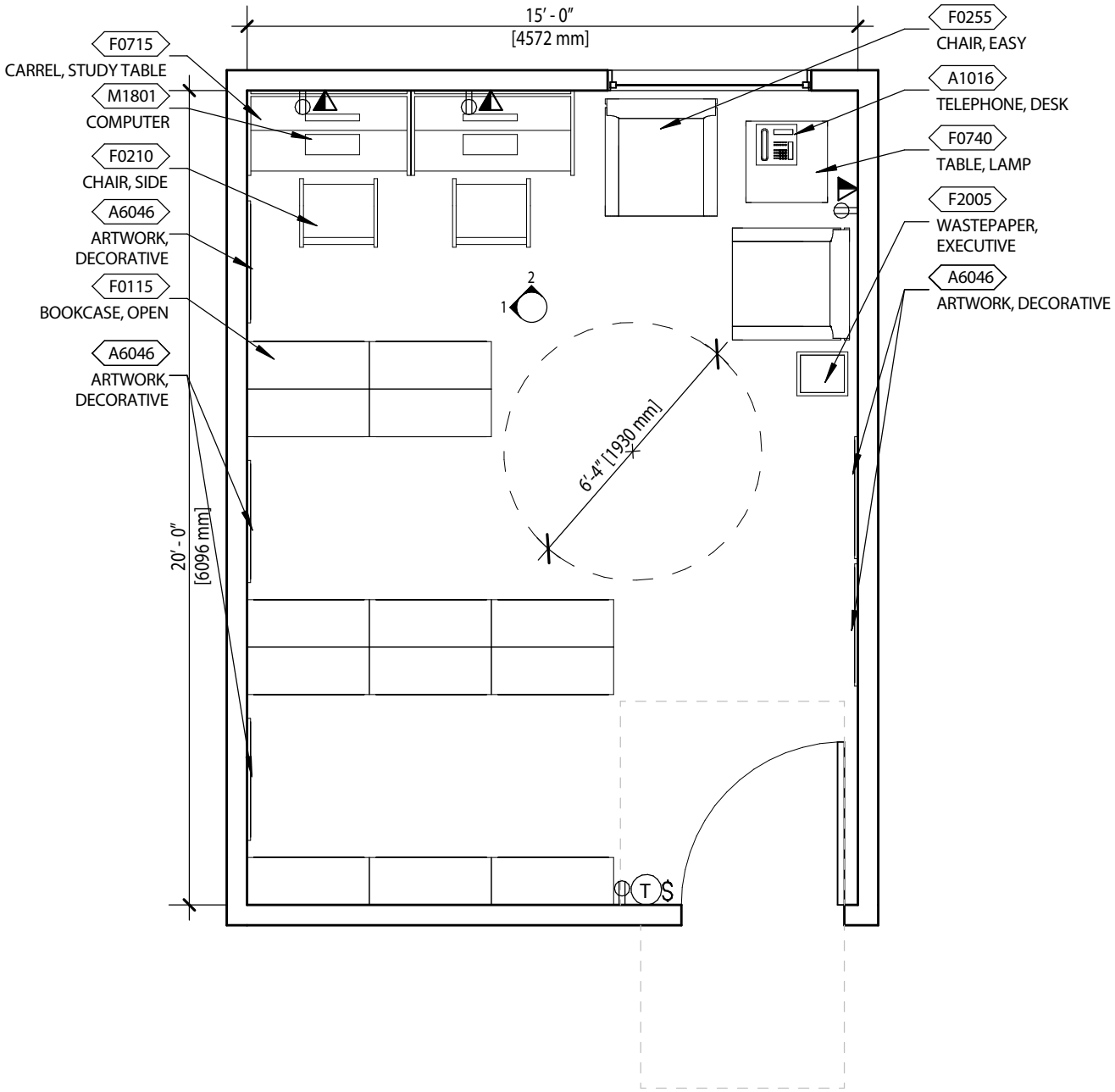
Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
C03E0	Cabinet, U/C/B, 1 Shelf, 1 Drawer, 2 DO, 36x30x22	1	C / C	Standing height under counter base cabinet with an adjustable shelf and a full width drawer above solid hinged doors. Also referred to as a combination cabinet or a drawer and cupboard cabinet.
CT020	Countertop, Solid Surface	3	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1", and a 4" butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
F0190	Seating, Theater	24	V / V	Theater-style seating with reclining function and cup holder on one or both arms.
F2000	Basket, Wastepaper	2	V / V	Wastepaper basket, approximately 18" high. This unit is used to collect and temporarily store small quantities of paper refuse.
M0385	Projector, Multimedia/Data	1	V / V	The projector shall provide computer and video projections. Minimum features included: Brightness of not less than 1500 ANSI (American National Standards Institute) Lumens, and a minimum resolution format of 1024 X 768 pixels (XGA). The projector shall be portable and weigh no more than 10 pounds. It shall include a zoom lens and computer and video input ports.
M0400	Screen, Projection, 144x144, Remote Control	1	C / C	Wall or ceiling mounted, roll-up type screen with remote control. Includes multiple controls to operate the screen from two or more locations, wireless remote control, adjustable preset limit switches, and black borders on all sides. Screen is housed in a solid wood or metal case with removable motor module.

4.0 ROOM TEMPLATES

10.6 Library (PSLB1) 300 NSF

Floor Plan



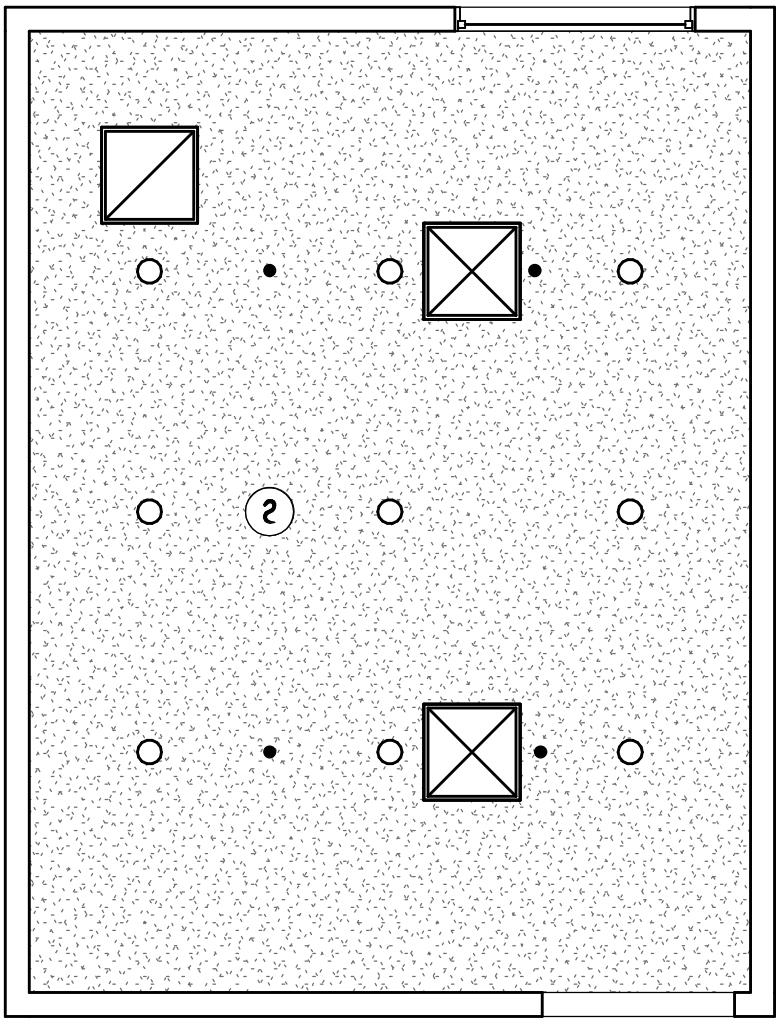
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Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

10.6 Library (PSLB1)

Reflected Ceiling Plan



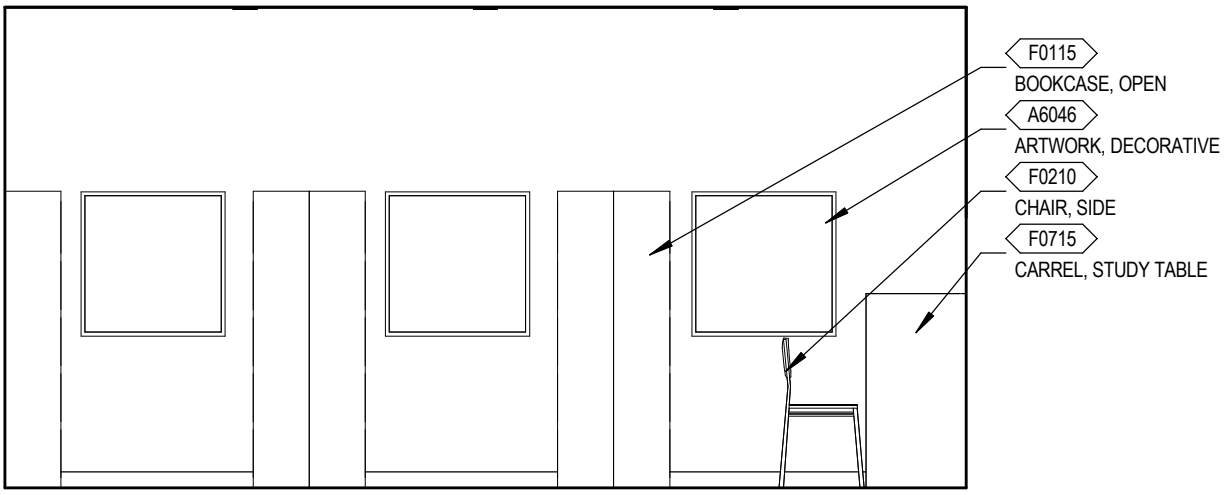
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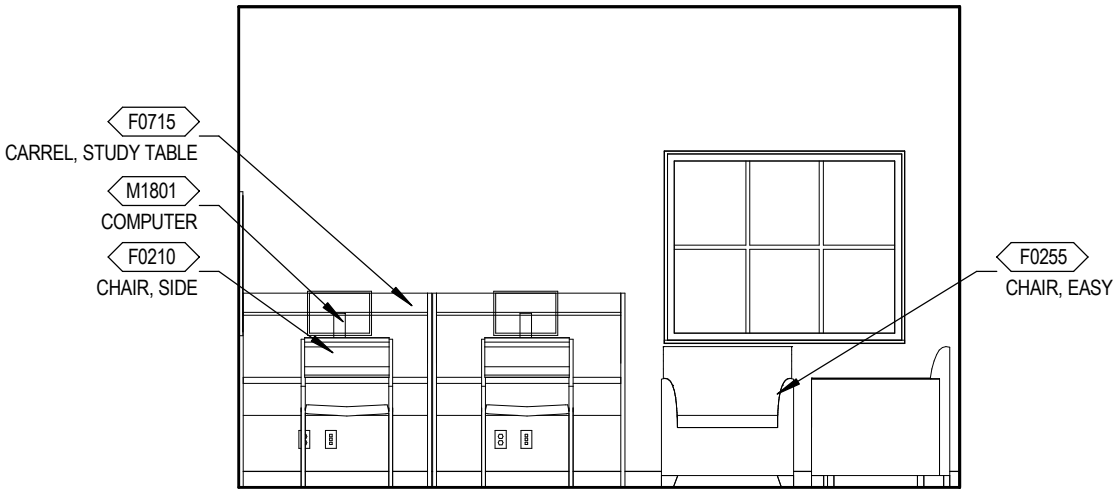
4.0 ROOM TEMPLATES

10.6 Library (PSLB1)

Elevations



ELEVATION 1



ELEVATION 2



Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

10.6 Library (PSLB1)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	10'-0"
Wall Finish	GWB Paint
Base	PRB
Floor Finish	Carpet
Sound Protection	STC 30 recommended
Doors	Wood with Lite
Hardware	Classroom function

Notes

1. Insulate acoustically from Theater and Great Room

HVAC

General Requirement: Refer to Library Data Sheet in the current version of the VA HVAC Design Manual for Library room temperatures, humidity range, room air change requirements, and pressurization.

LIGHTING

1. General Requirement: Refer to VA Lighting Design Manual, Appendix A: Illumination Levels

2. 2'x2' Fluorescent light fixture parabolic lense with F32TB lamps, 3500K, CRI-80

COMMUNICATIONS	
Data	Yes
Telephone	Yes
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	No
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Drain	No
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

10.6 Library (PSLB1)

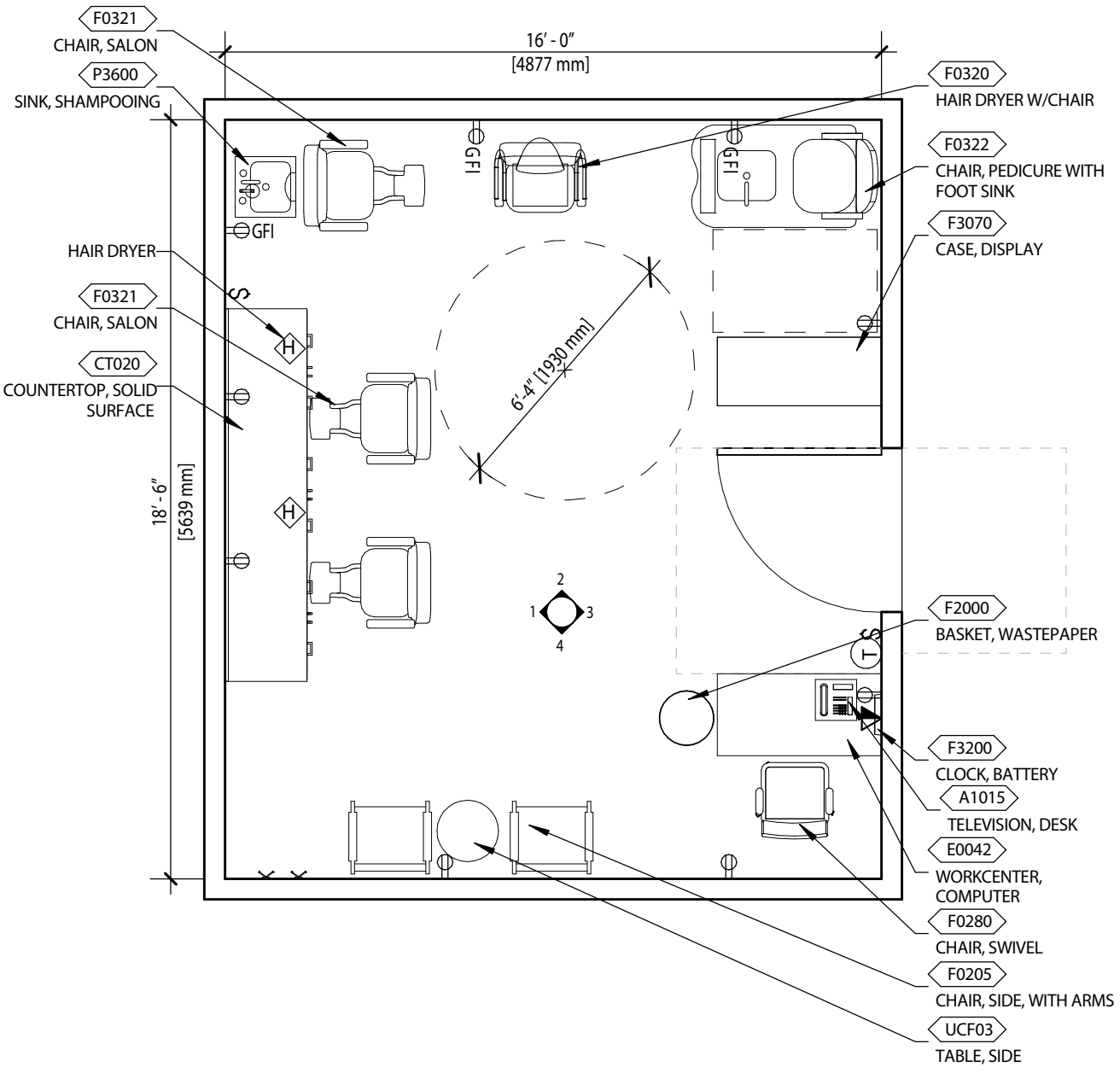
Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1016	Telephone, Desk, With Speaker	1	V / V	Telephone, desk, with speaker.
A6046	Artwork, Decorative, With Frame	5	V / V	This JSN shall be used for determining and defining location of decorative artwork.
F0115	Bookcase, Open, 5 Shelf	13	V / V	Freestanding open shelf bookcase, approximately 82” high X 37” wide X 18” deep with 5 (five) adjustable shelves. Unit can be separate or part of a system with available add-on shelving.
F0210	Chair, Side, Without Arms	2	V / V	Upholstered side chair approximately 32” high X 19” wide X 23” deep with floor glides. Seat is non-tilting and without arms.
F0255	Chair, Easy	2	V / V	Easy chair approximately 35” high X 28” wide X 32” deep with arms and floor glides. Arms, back and seat are foam padded and upholstered in woven textile fabric or vinyl.
F0715	Carrel, Study Table	2	V / V	Study carrel with table. Equipped with shelf for one (1) 12” monitor and book shelf, wire access grommets, built-in cable chase for wire management and adjustable floor glides. Work surface is 29” high.
F0740	Table, Occasional, Lamp	1	V / V	Occasional lamp table (end table) approximately 20” high X 27” wide X 27” deep with choice of finishes (wood, oak veneer, or high pressure laminate).
F2005	Basket, Wastepaper, Executive, Wood	1	V / V	Executive wastepaper basket, approximately 15” high X 13” wide X 13” deep.
M1801	Computer, Microprocessing, w/Flat Panel Monitor	2	V / V	Desk top microprocessing computer. The unit shall consist of a central processing mini tower, flat panel monitor, keyboard, mouse and speakers.

4.0 ROOM TEMPLATES

10.7 Hair Care Salon / Shop (RTHC2) 300 NSF

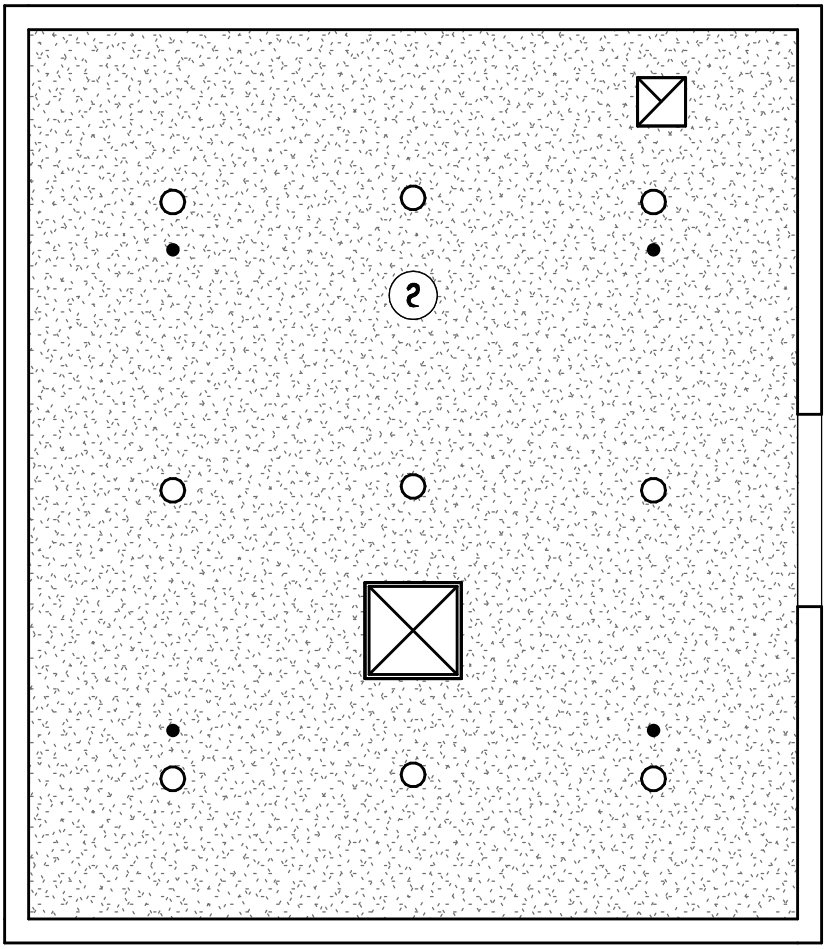
Floor Plan



4.0 ROOM TEMPLATES

10.7 Hair Care Salon / Shop (RTHC2)

Reflected Ceiling Plan



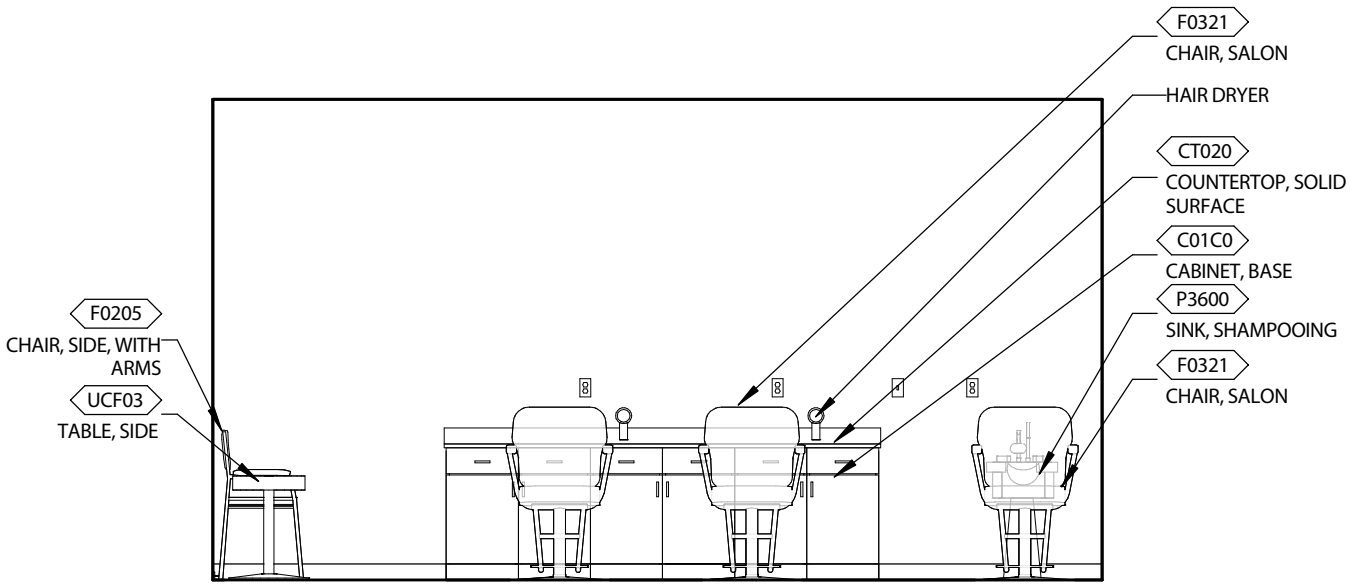


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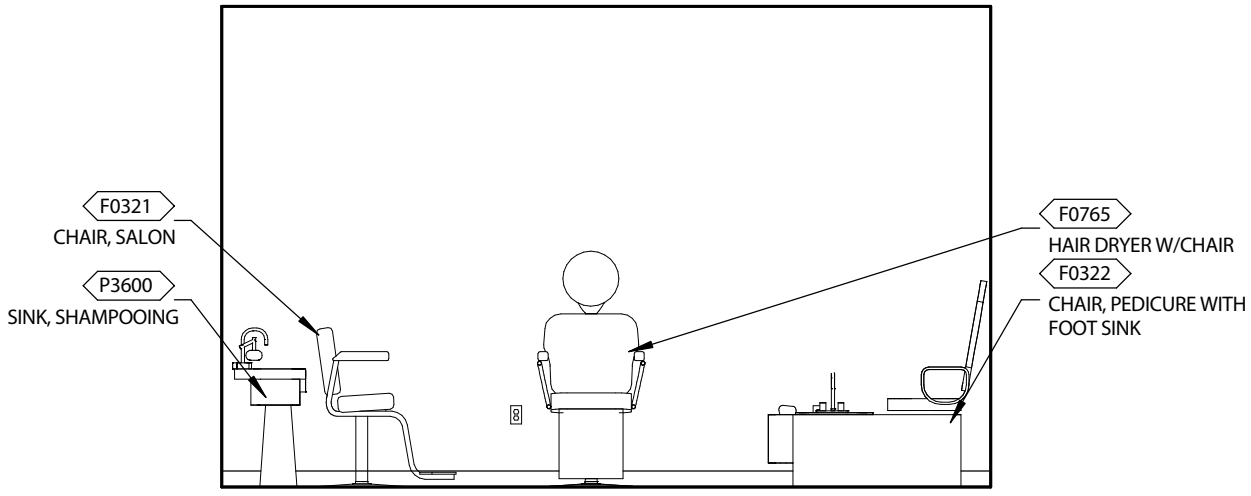
4.0 ROOM TEMPLATES

10.7 Hair Care Salon / Shop (RTHC2)

Elevations



ELEVATION 1



ELEVATION 2

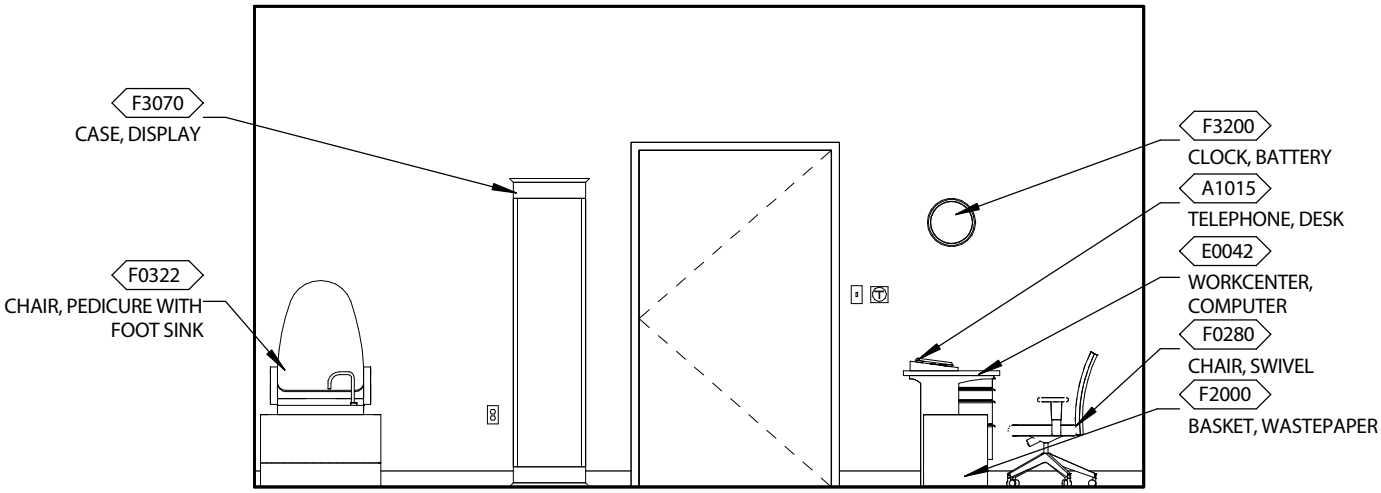
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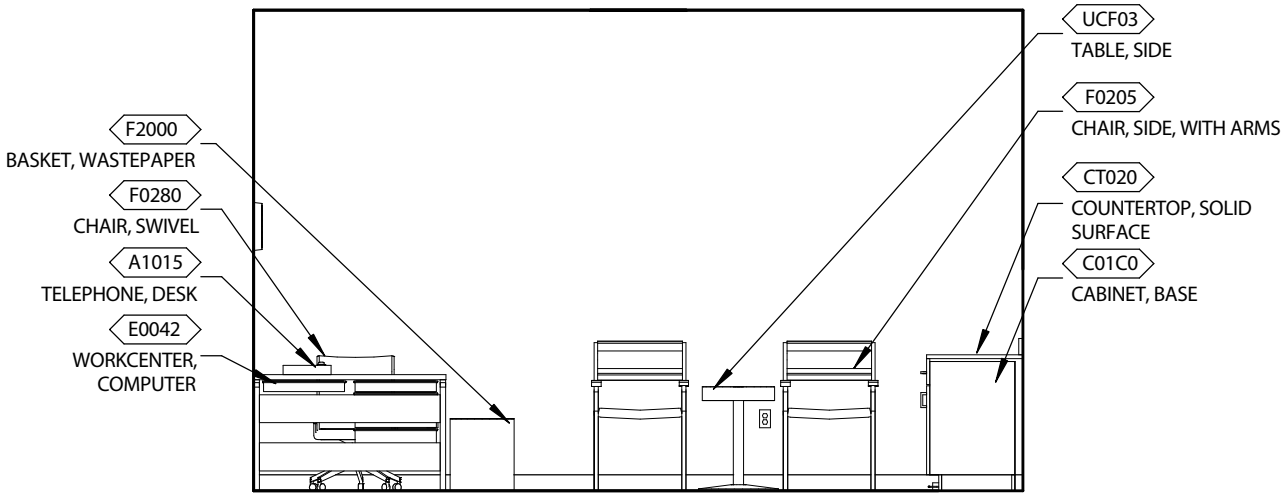
4.0 ROOM TEMPLATES

10.7 Hair Care Salon / Shop (RTHC2)

Elevations



ELEVATION 3



ELEVATION 4



Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

10.7 Hair Care Salon / Shop (RTHC2)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	10’-0”
Wall Finish	GWB P
Base	PRB
Floor Finish	LRT, RSF
Sound Protection	None Required
Doors	Wood with Lite
Hardware	Classroom Function
Notes	

1. For additional finish information see Room Finish Schedule in Chapter 2 of this guide.

COMMUNICATIONS	
Data	Yes
Telephone	Yes
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	Yes
Other	

POWER	
Normal	Yes
Emergency	No
Special	No

HVAC
General Requirement: Refer to Hair Care data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization.

PLUMBING AND MEDICAL GASES	
Cold Water	Yes
Hot Water	Yes
Drain	Yes
Special	No

LIGHTING
1. Down-light compact fluorescent light fixture, Quad-tube T4
2. Lighting Level: 50fc

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

10.7 Hair Care Salon / Shop (RTHC2)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1015	Telephone, Desk, Multiple Line	1	V / V	Telephone, desk, multiple line.
A5145	Hook, Garment, Double, SS, Surface Mounted	2	C / C	A surface mounted, satin finish stainless steel, double garment hook. Equipped with a concealed mounting bracket that is secured to a concealed wall plate.
CT020	Countertop, Solid Surface	6	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1", and a 4" butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
E0042	Workcenter, Computer, Free Standing, 48" W	1	V / V	THIS TYPICAL INCLUDES: 1 Tool Rail 2 Paper Tray 1 Diagonal Tray 1 Freestanding Work Surface 1 Mobile Pedestal, Box/File 1 Adjustable Keyboard Tray
F0205	Chair, Side With Arms	2	V / V	Upholstered side chair, 32" high X 21" wide X 23" deep with arms, padded seats and padded backs. Seat height is a minimum of 17". Available with or without sled base.
F0280	Chair, Swivel, Low Back	1	V / V	Low back contemporary swivel chair, 37" high X 25" wide X 31" deep with a five (5) caster swivel base, arms and foam padded seat and back upholstered with either woven textile fabric or vinyl.
F0320	Hair Dryer with Chair	1	V / V	Dryer chair with padded cushions and durable urethane arms. Durable chemical resistant powder coated finish and a stainless steel heating element. Dryer should have low/medium/high settings with a maximum heat of 145 degrees F.
F0321	Chair, Salon	3	V / V	Chair with arms and foot rest. Pneumatically adjustable height. Depth does not include foot rest.

4.0 ROOM TEMPLATES

10.7 Hair Care Salon / Shop (RTHC2)

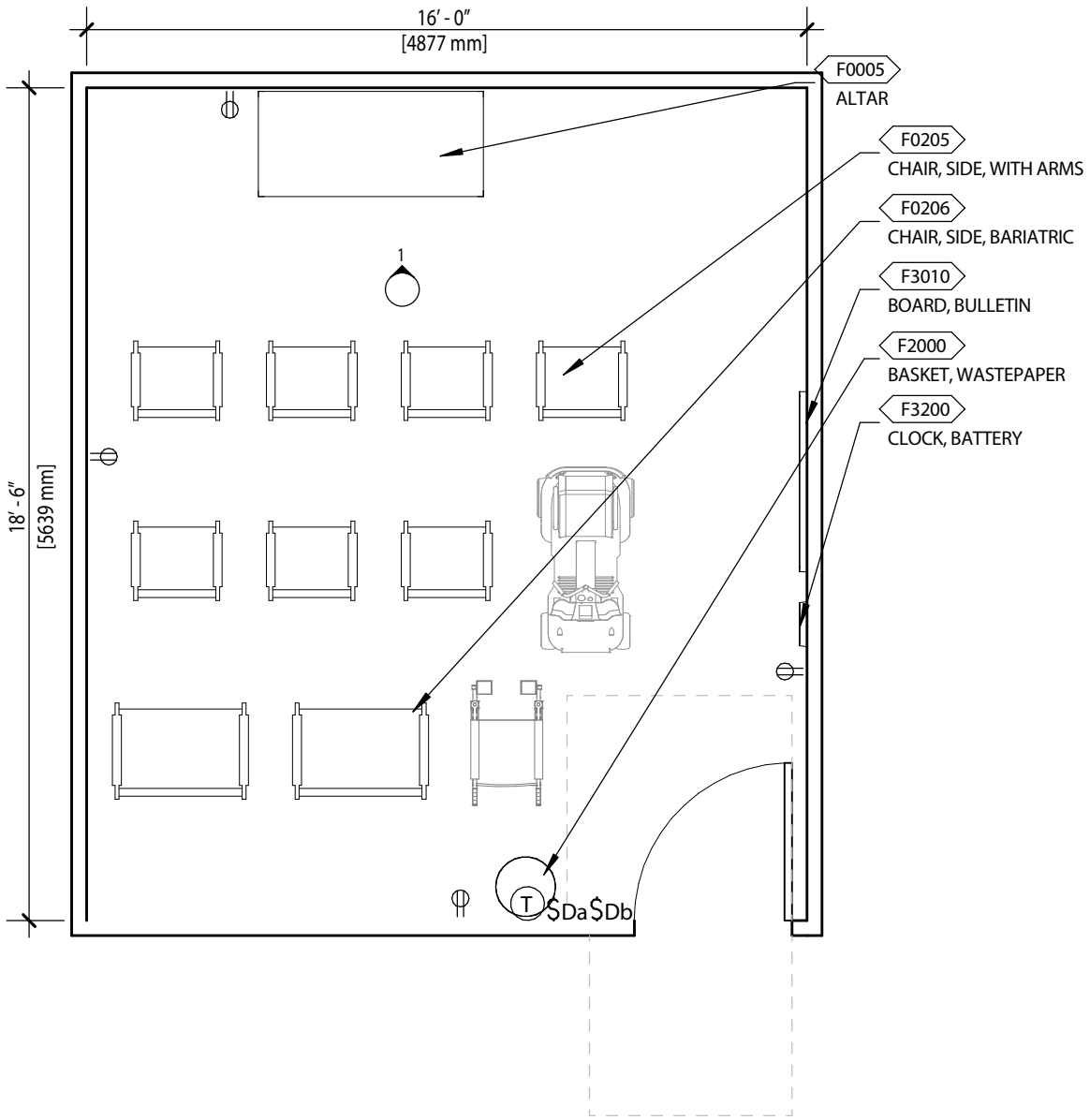
Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
F0322	Chair, Pedicure with Foot Sink	1	V / V	Pedicure Station Chair with Sink and plumbed water.
F2000	Basket, Wastepaper	1	V / V	Wastepaper basket, approximately 18” high. This unit is used to collect and temporarily store small quantities of paper refuse.
F3070	Case, Display	1	V / V	Display case. Equipped with glass doors, adjustable glass shelves, security locks and choice of either fabric or mirror backing.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).
P3600	Sink, Shampooing	1	C / C	Sink, Shampooing
UCF03	Table, Side	1	V / V	Round or square side table

4.0 ROOM TEMPLATES

10.8 Meditation Chapel (PSCW2) 300 NSF

Floor Plan



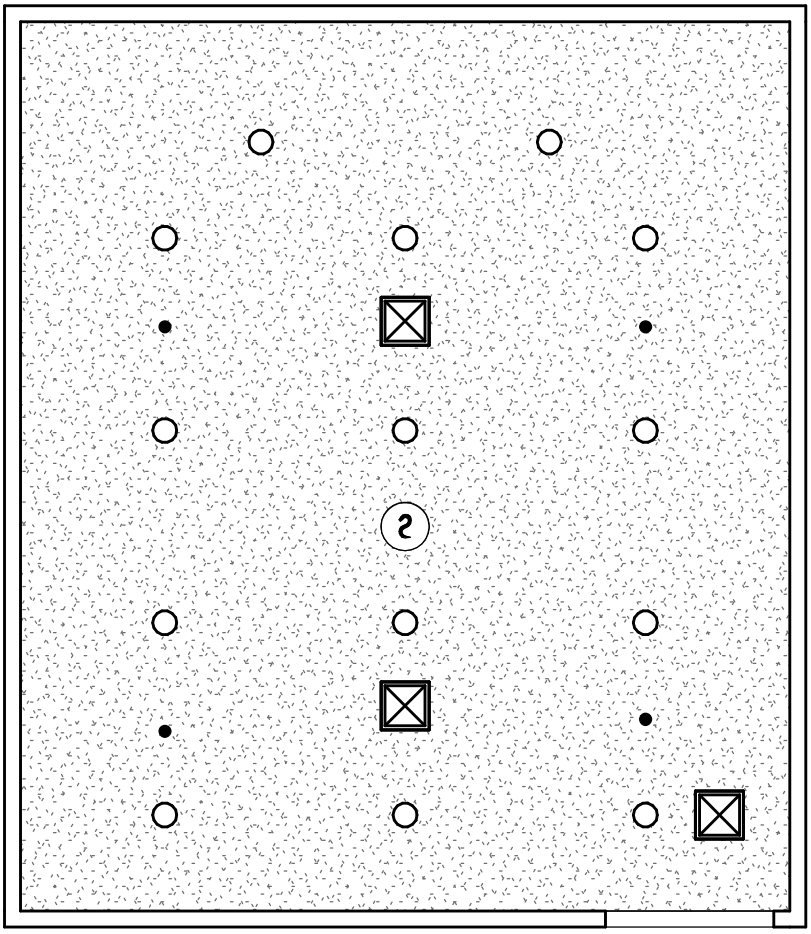


Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

10.8 Meditation Chapel (PSCW2)

Reflected Ceiling Plan



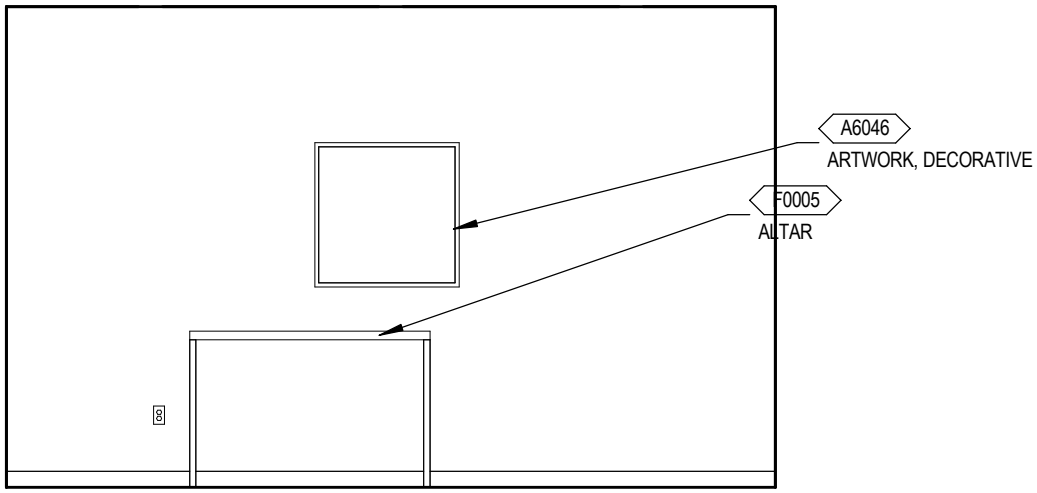
0’ 4’ 8’ 16’

Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

10.8 Meditation Chapel (PSCW2)

Elevations



ELEVATION 1

0’ 4’ 8’ 16’

Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

10.8 Meditation Chapel (PSCW2)

Room Data

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	GWB
Ceiling Height	10’-0”
Wall Finish	Painted GWB
Base	Resilient rubber, contoured
Floor Finish	Carpet
Sound Protection	STC 45 Recommended
Doors	Wood with Lite
Hardware	Classroom function

Notes

1. Insulate acoustically from Theater and Great Room
2. For additional finish information see Room Finish Schedule in Chapter 2 of this guide.

HVAC

General Requirement: Refer to Chapel/Meditation Room data sheet in the current version of the VA HVAC Design Manual for room temperatures, humidity range, room air change requirements, and pressurization

LIGHTING

1. General Requirement: Refer to VA Lighting Design Manual, Appendix A: Ilumination Levels
2. Downlight compact fluorescent light fixture. Quad-tube, T4, dimmable
3. Wall washer compact fluorescent light fixture in front of altar. Quad-tube, T4, dimmable

COMMUNICATIONS	
Data	No
Telephone	No
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	Yes
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	No
Hot Water	No
Drain	No
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

10.8 Meditation Chapel (PSCW2)

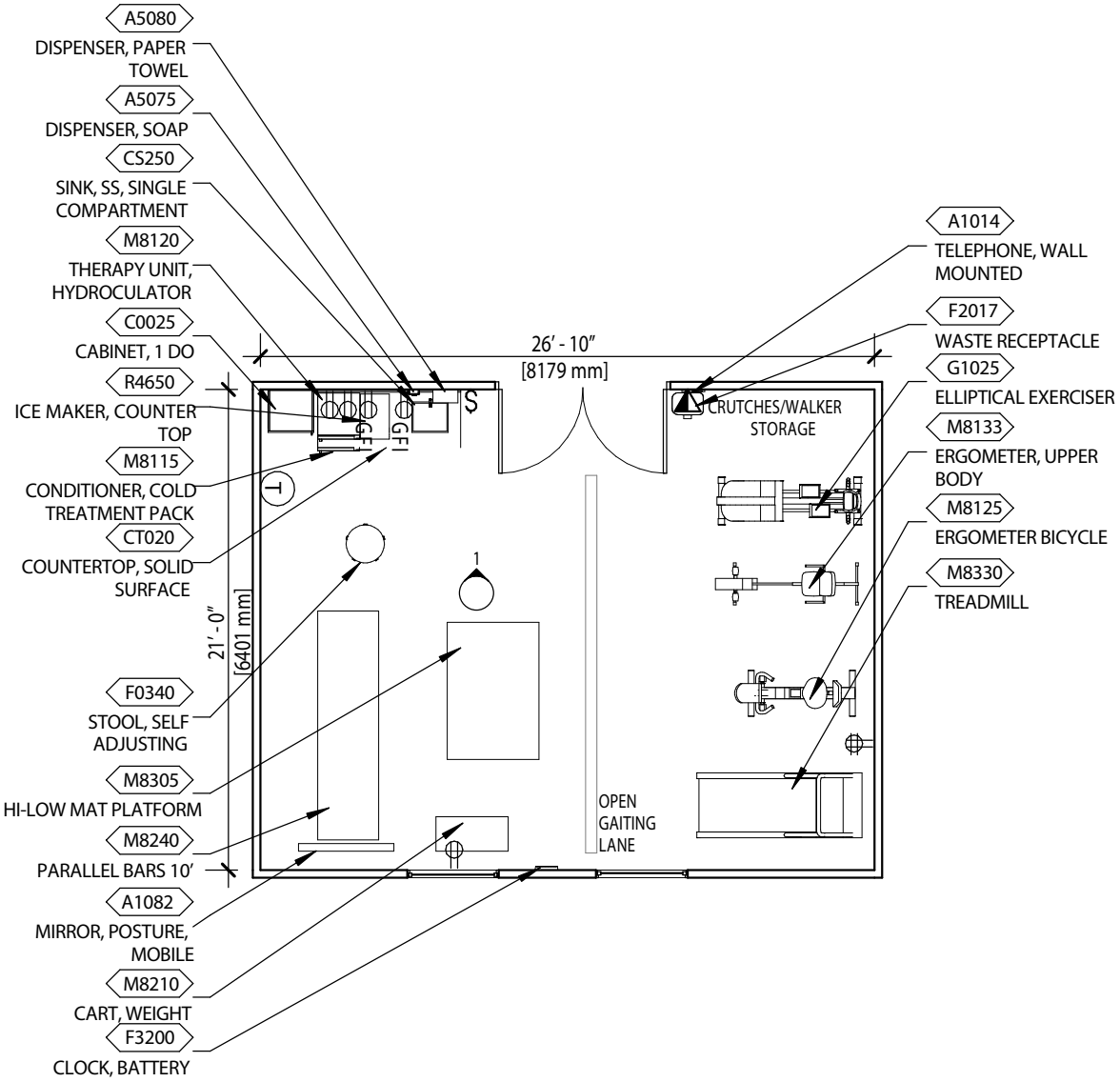
Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A6046	Artwork, Decorative, With Frame	1	V / V	This JSN shall be used for determining and defining location of decorative artwork.
F0005	Altar	1	V / V	Altar. The unit is constructed of wood and used in churches and chapels for worship services.
F0205	Chair, Side With Arms	8	V / V	Upholstered side chair, 32” high X 21” wide X 23” deep with arms, padded seats and padded backs. Seat height is a minimum of 17”. Available with or without sled base.
F0206	Chair, Side, Bariatric, With Arms	2	V / V	A bariatric side chair with arms for use in a waiting room, lobby or other patient area. Chair will have a padded seat and back and have a capacity of 800 pounds.
F2000	Basket, Wastepaper	1	V / V	Wastepaper basket, approximately 18” high. This unit is used to collect and temporarily store small quantities of paper refuse.
F3010	Board, Bulletin, 48 x 48	1	V / V	Open face bulletin board. Cork posting panel with moisture proof backing. Variety of frames to choose from. Used for posting notes and messages.
F3200	Clock, Battery, 12” Diameter	1	V / V	Clock, 12” diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).

4.0 ROOM TEMPLATES

10.3 PT / OT Exercise Gym (RHPO1) 500 NSF

Floor Plan



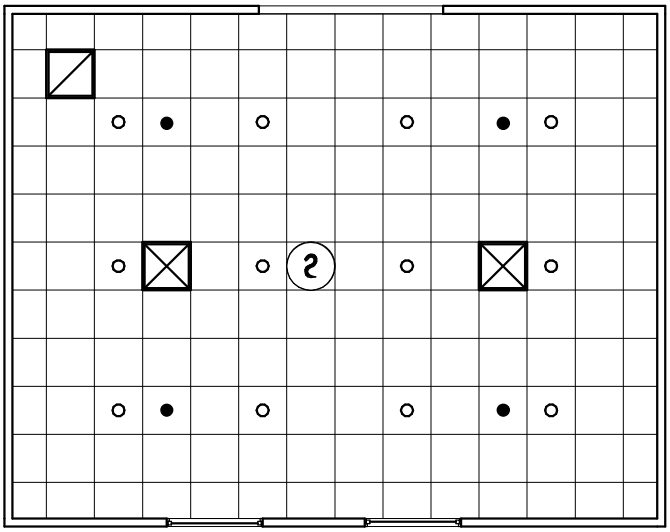
0' 4' 8' 16'

Scale: 1/8" = 1'-0"

4.0 ROOM TEMPLATES

10.3 PT / OT Exercise Gym (RHPO1)

Reflected Ceiling Plan



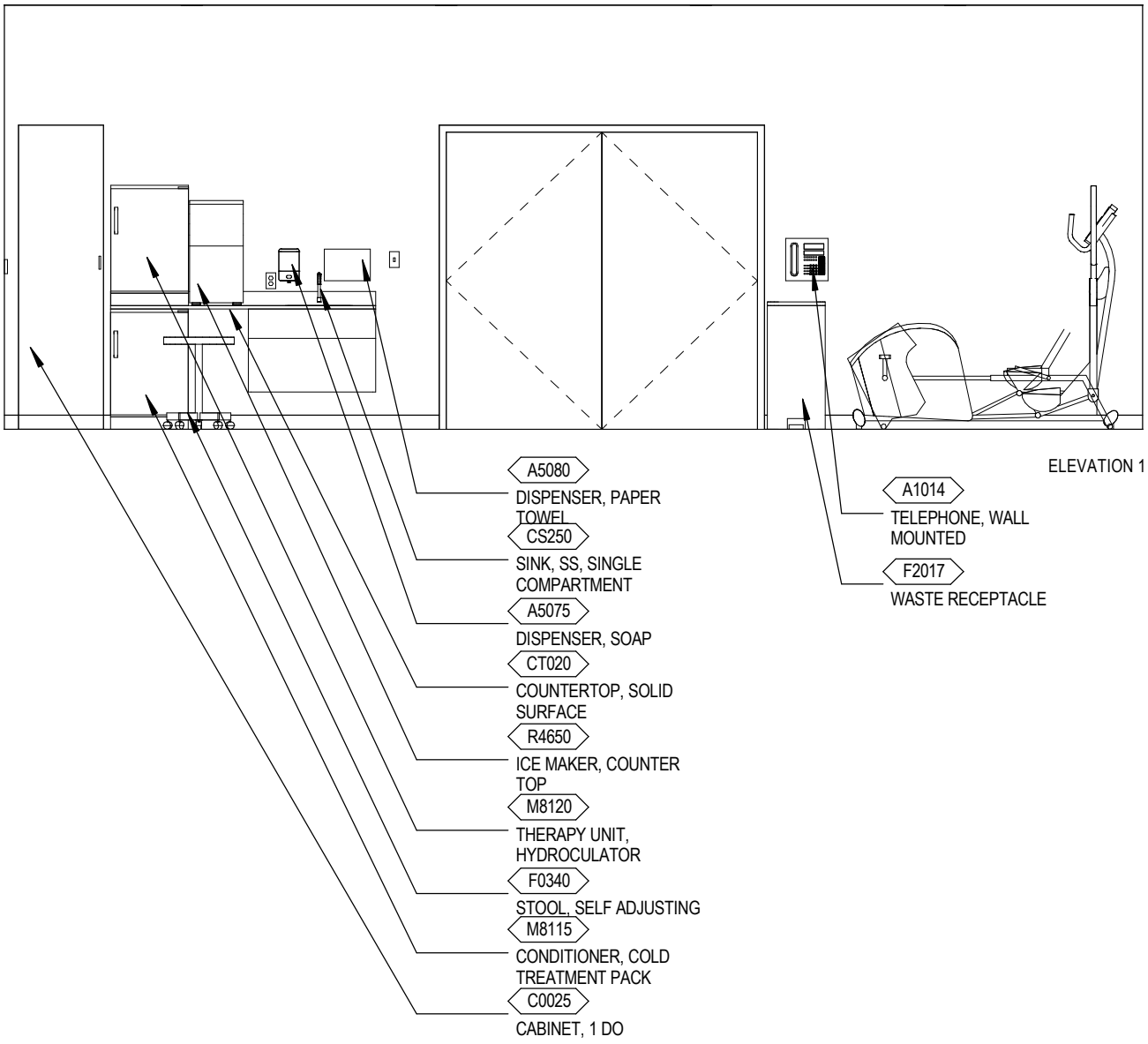
0’ 4’ 8’ 16’

Scale: 1/8” = 1’-0”

4.0 ROOM TEMPLATES

10.3 PT / OT Exercise Gym (RHPO1)

Elevations





Scale: 1/4” = 1’-0”

4.0 ROOM TEMPLATES

10.3 PT / OT Exercise Gym (RHPO1)

Room Data Sheet

ARCHITECTURE & INTERIOR DESIGN	
Ceiling Type	ACT
Ceiling Height	10’-0”
Wall Finish	Painted GWB
Base	Rubber
Floor Finish	Sports Flooring
Sound Protection	None required
Doors	Wood with Lite
Hardware	Classroom function

Notes

1. Use sound-dampening materials and finishes where possible

HVAC

General Requirement: Refer to Physical Therapy Data Sheet in the current version of the VA HVAC Design Manual for values to be used for PTE1 Exercise Gym room temperatures, humidity range, room air change requirements, and pressurization

LIGHTING

General Requirement: Refer to VA Lighting Design Manual Chapter 4, Patient Areas Lighting Guidelines 4.2.11 Phyical / Occupational for design approach and recommended luminaires.

COMMUNICATIONS	
Data	No
Telephone	Yes
Cable Television	No
Duress Alarm	No
Staff Assist	No
Electronic Access	No
Intercom	No
Clock	Yes
Other	No

POWER	
Normal	Yes
Emergency	No
Special	No

PLUMBING AND MEDICAL GASES	
Cold Water	Yes
Hot Water	Yes
Drain	Yes
Special	No

FIRE PROTECTION AND LIFE SAFETY	
Alarm Detection	Smoke
Visual/Audible Alarm	Both
Sprinkler	Yes

4.0 ROOM TEMPLATES

10.3 PT / OT Exercise Gym (RHPO1)

Equipment List

JSN	NAME	QTY	AI	DESCRIPTION
A1012	Telephone, Wall Mounted, 1 Line	1	V / V	Telephone, wall mounted, 1 line.
A1082	Mirror, Posture, Mobile	1	V / V	Mobile full length therapy mirror to allow patient to look at his/her posture and walking ability.
A5075	Dispenser, Soap, Disposable	1	V / V	Disposable soap dispenser. One-handed dispensing operation. Designed to accommodate disposable soap cartridge and valve.
A5080	Dispenser, Paper Towel, SS, Surface Mounted	1	C / C	A surface mounted, satin finish stainless steel, single-fold, paper towel dispenser. Dispenser features: tumbler lock; front hinged at bottom; and refill indicator slot. Minimum capacity 400 single-fold paper towels.
C0025	Cabinet, Wardrobe, 1 Door, 84x24x22	1	C / C	Wardrobe cabinet with a fixed shelf, clothing rod, and a solid or louvered right or left-hinged door (appropriate door hinge configuration to be indicated on the equipment elevation drawings), an optional locking door is available. Also referred to as a wardrobe case, unit or storage unit. Used for storage of clothing and personal items.
CS250	Sink, SS, Single Compartment, 6x12x9 ID	1	C / C	Single compartment stainless steel sink, drop-in, self-rimming, ledge-type, connected with a drain and provided with a mixing faucet. It shall also be provided with pre-punched fixture holes on 4” center, integral back ledge to accommodate deck-mounted fixtures, brushed/polished interior and top surfaces, and sound deadened. Recommended for use in suspended or U/C/B sink cabinets having a high plastic laminate or Chemsurf laminate countertop/ work surface.

4.0 ROOM TEMPLATES

10.3 PT / OT Exercise Gym (RHPO1)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
CT020	Countertop, Solid Surface	1	C / C	A solid, nonporous countertop with a smooth seamless appearance. Easy to clean and maintain and with proper cleaning does not support the growth of mold. An acrylic-based solid surface product. Standard thickness of 1", and a 4" butt backsplash/ curb. Also referred to as a work surface or work top. Available in a choice of colors and depths.
F0340	Stool, Self Adjusting	1	V / V	Self adjusting stool. Consists of a foam padded upholstered seat with attached foot rest for added comfort. Mounted on swivel casters.
F2017	Waste Receptacle, 24 GAL	1	V / V	Rectangular steel waste receptacle with step-on lid and 24 gallon capacity. The receptacle is used to collect and temporarily store small quantities of paper refuse.
F3200	Clock, Battery, 12" Diameter	1	V / V	Clock, 12" diameter. Round surface, easy to read numbers with sweep second hand. Wall mounted unit. Battery operated, (batteries not included).
G1025	Exercise Machine, Elliptical	1	V / V	An elliptical training machine to simulate stair climbing, walking or running without causing excessive pressure to the joints and to decrease risk of impact injuries. Provides a non-impact cardiovascular workout in a gym or in rehabilitation exercise protocols. The unit includes upper body handlebars for a total workout. The elliptical can be self-powered by user generated motion or electric powered to adjust motion and for supplying electronic consoles and resistance systems. Some models have optional direct or telemetric pulse monitoring.
M8115	Conditioner, Cold Treatment Pack	1	V / V	Refrigeration unit for twelve cold therapy packs. Unit features thermostatic temperature control, automatic defrosting and refrigeration grade insulation. Interior chamber is designed to facilitate periodic cleaning. Smaller capacity models are available.

4.0 ROOM TEMPLATES

10.3 PT / OT Exercise Gym (RHPO1)

Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
M8120	Therapy Unit, Hydroculator	1	V / V	Moist Heat Therapy Unit, also referred as a Hydrocollator Heating Unit, are used to apply effective heat to hot packs used in moist heat therapy. Unit is supplied ready for immediate use and requires no special plumbing. Unit features: stainless steel insulated wall, thermostatically controlled, casters (mobile units only), and standard size Hot Packs. Other unit sizes and accessories (variety of hot packs, tongs, side table rack, etc.) are available.
M8125	Ergometer, Bicycle, Stationary	1	V / V	Bicycle ergometer. The unit includes an adjustable seat, pedals with toe clips, disc brakes, and tachometer/odometer. The display provides readouts of time, speed and distance. The unit features steel construction for durability and reliability.
M8133	Ergometer, Upper Body	1	V / V	Ergometer for measuring upper body exertion during an exercise regimen. The unit consists of a seat and a hand crank mechanism at shoulder height. The unit is used for physical rehabilitation protocols and stress testing. The unit quantifiably measures the effort exerted by the patient.
M8210	Cart, Weight, Physical Therapy, w/Weights	1	V / V	Physical therapy weight cart equipped with weights, two storage shelves, and racks to store dumbbells. Unit is constructed of quality hardwood and mounted on 4 heavy-duty casters. Used for storage of weights.
M8240	Parallel Bars, Physical Therapy	1	V / V	Physical therapy parallel bars. Unit can have manual or electrically powered adjustments. Bar height is adjustable from 25” to 40” and the bar width is adjustable from 16” to 25”. Hand rails are chrome plated 1-1/2” steel tubing. Walking aisle is a minimum of 24” wide and finished in natural wood or covered with vinyl matting. Database information reflects 10’ or 12’ bar length electrically powered units.

4.0 ROOM TEMPLATES

10.3 PT / OT Exercise Gym (RHPO1)

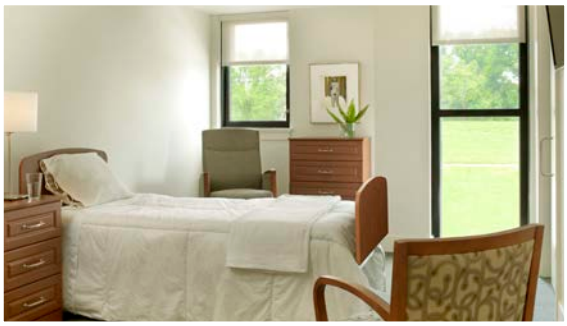
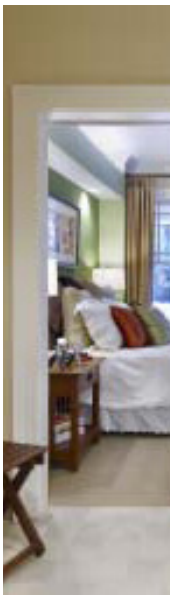
Equipment List (continued)

JSN	NAME	QTY	AI	DESCRIPTION
M8305	Platform, Exercise, w/Mat, Powered	1	V / V	Exercise platform with power height adjustment. The platform rests on one or two pedestal bases which contain the power mechanism for adjusting the table height. The platform top or removable mattress is covered with heavy duty, nylon-reinforced vinyl for durability. The adjustable height feature is designed to accommodate patients who have difficulty sitting or transferring from a wheelchair as well as providing an optimal working height for the physical therapist once the patient is on the table. Larger and smaller units as well as manual crank platform tables are available.
M8330	Treadmill, Electric	1	V / V	Electric treadmill. Unit consists of a strong steel frame with front and side handrails covered with foam rubber, a remote control unit and a moving belt with a speed range from 0 to 10 mph. The unit also has a patient-controlled start/stop switch and a resettable distance counter. The motor controls the belt speed and changes the elevation of one end of the treadmill up to a 20 degree incline. The unit can be used as an exercise/therapy apparatus or in the practice of preventive medicine. Because of their power requirements, treadmills are also available as 208V powered units. At 110V, a treadmill may require a dedicated circuit.
R4650	Ice Maker, Flaked, With Dispenser	1	C / C	Ice maker dispenser approximately 71” H x 19”D x 24”W. This unit provides flaked ice and cooled water automatically. The unit has a daily capacity up to 650 pounds and a 100 pound capacity stainless steel storage compartment with water station.

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Small House (SH) Model Appendix

March 2019






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U.S. Department of Veterans Affairs

APPENDIX

DESIGN GUIDE

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5.2. Photo and Image Credits

ARCHITECT / FIRM	FACILITY	LOCATION
Amenta Emma Architects 242 Trumbull St Hartford, CT 06103	• The Grove at Covenant Village of Cromwell	Cromwell, CT
BBLM Architects 924 Cherry Street Philadelphia, PA 19107	• Lyons VAMC CLC	Lyons, NJ
CB Two Architects 500 Liberty Street SE Suite 100 Salem, OR 97301	• Edward C. Allworth Oregon Veterans' Home	Lebanon, OR
CJMW Architecture 119 Brookstown Avenue, Suite 100 Winston-Salem, NC 27101	• Penick Village Garden Cottage	Southern Pines, NC
DiMella Shaffer Associates, Inc. 281 Summer Street Boston, MA 02210	• The Leonard Florence Center for Living	Chelsea, MA
GGLO 1301 First Avenue, Suite 301 Seattle, Washington 98101	• Atria Tamalpais Creek	Novato, CA
KPS Group, Inc. 2101 First Avenue North Birmingham, AL 35203	• The Cottages at St. Martin's in the Pines	Birmingham, AL
Orcut Winslow 3003 N Central Avenue, 16th Floor Phoenix, AZ 85012	• Freedom Plaza Memory Care • Grandview Terrace Memory Care • Sarah's Place Memory Care at Glencroft Senior Living • Tucson State Veteran's Home	Peoria, AZ Sun City West, AZ Glendale, AZ Tucson, AZ
Perkins Eastman 100 Montgomery St, Suite 2300 San Francisco, CA 94104	• Spring Lake Village ◦ Photographer: Chris Cooper • VA Illiana Health Care System CLC	Santa Rosa, CA Danville, IL
Pope Architects 1295 Bandana Blvd. N. Suite 200 St. Paul, MN 55108	• Cottages at Hearthstone - WesleyLife	Pella, IA

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5.2. Photo and Image Credits

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Sherlock, Smith & Adams, Inc. 3407 Carter Hill Road Montgomery, AL 36111	• The Cottages of Tuscaloosa VA Medical Center	Tuscaloosa, AL
SmithGroupJJR 301 Battery St. 7th Floor San Francisco, CA 94111	• Santa Teresita Good Shepherd Cottage • Kaiser LAMC • AgeSong Community Living • Northern California Presbyterian Homes, the Tamalpais • Smith Ranch Homes	Duarte, CA Los Angeles, CA San Francisco, CA Greenbrae, CA San Rafael, CA
Todd & Associates, Inc. 4019 North 44th Street Phoenix, AZ 85018	• Friendship House at Royal Oaks Lifecare Community	Sun City, AZ
The Troyer Group 550 Union St. Mishawaka, IN 46544	• Woodland Park at Virginia Mennonite Retirement Community	Harrisonburg, VA
Waggonner & Ball Architects, APC 2200 Prytania Street New Orleans, LA 70130	• Lambeth House Riverfront Retirement Community ◦ Photographer: Robert Benson ◦	New Orleans, LA
Williams Blackstock Architect 2204 First Avenue South Suite 200 Birmingham, AL 35233	• Colonel Robert L. Howard Veterans' Home	Pell City, AL

APPENDIX

5.3. Site Visits

5.3.1. Introduction

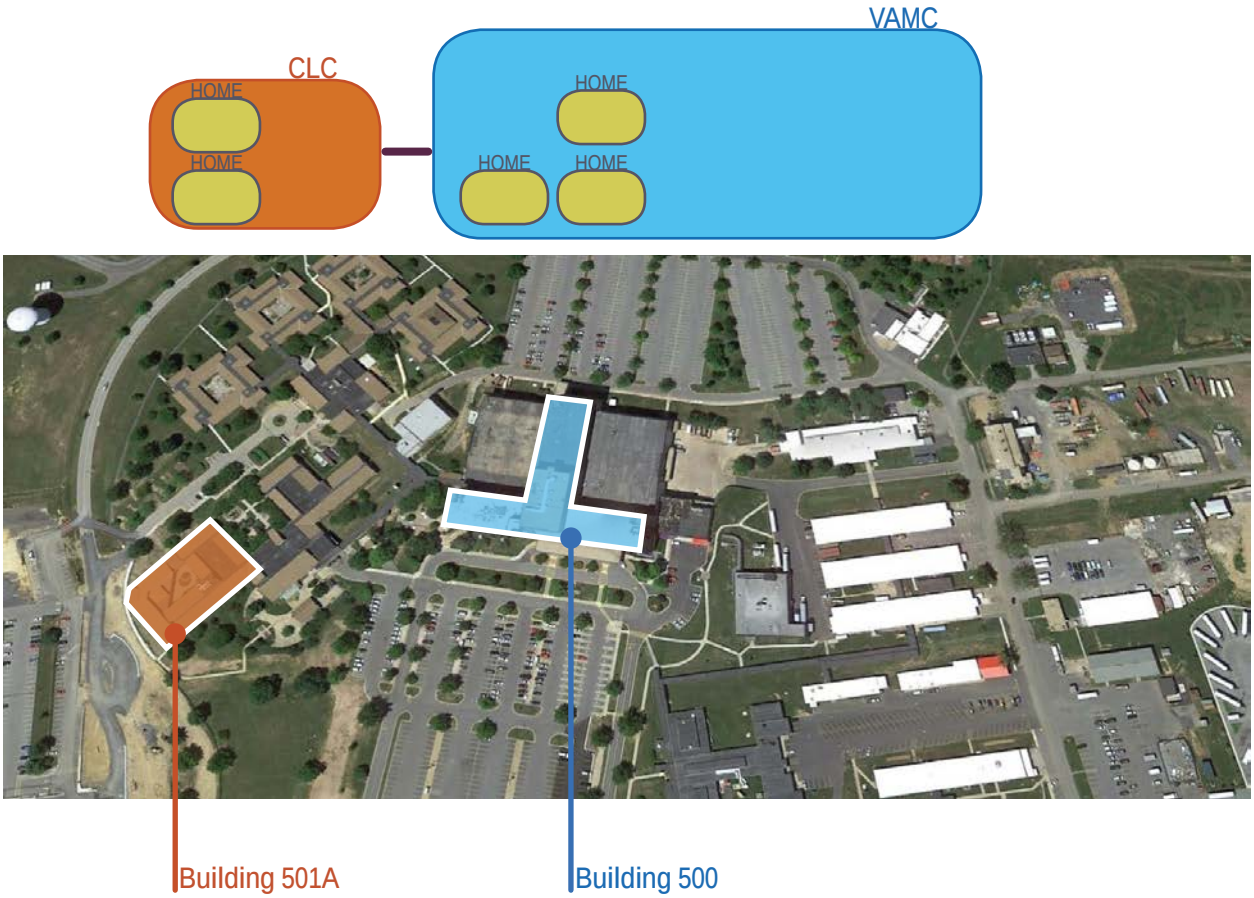
As a beginning step to updating the Space Criteria and Design Guide for the Small House (SH) Model chapter, the team embarked on three site visits to conduct post occupancy evaluations of similar buildings/resident units. In order to gain an understanding of the way the VA currently operates, the team toured multiple VA-operated Community Living Centers in addition to several State-operated Veteran Homes across the country. In addition, the team toured a number of private homes to gain insight in the Green House model (a leader in the Small House (SH) Concept initiative) and to see a variety of solutions for the Small House (SH) Model. A central focus for each visit was to evaluate the resident experience and the operational workflows as they related to the number of resident beds provided in each home. The group also focused on adjacencies of spaces, finishes, and architectural details. The analysis was intended to be a learning experience for the design team which would translate into modifications, additions, or deletion from the existing chapter criteria and design guide.

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APPENDIX

5.4. Site Visits - Martinsburg, WV VAMC

5.3.2. Martinsburg, WV VAMC CLC



Martinsburg, WV VAMC/CLC Fast Facts		
Type	Renovation plus addition	Building 501 is stand-alone CLC
# Homes	5	
Beds per Home	10, 16, 25, 27	Varies depending on unit
Community Center	No	
Staff Work	Work Rooms in Home	“Shahbaz” concept
Food Service	In-House Kitchens	Family can cook for residents

APPENDIX

5.4. Site Visits - Martinsburg, WV VAMC

Plan Notes: Building 500



Figure 5.1 Building 500 floor plan with note markers

1. Staff break room has heavy usage, it is away from residents which is not good, but staff need place or respite area
2. This staff work area is available in the home, although the intent is that staff are out working with the residents most of the time
3. Doors are too heavy and do not stay open; must consider usability of doors
4. Library gets the most use by family members
5. The “Geri-chairs” are difficult to maneuver
6. The size of TV important for it to be visible to all residents
7. Cushioned flooring is good for falls, but does not seem to be very durable
8. In-room sink does not work as intended
9. Nurse charting/server is on wrong side of bed
10. Quiet room is rarely used
11. The nurse station is too far from unit entry to be used effectively to greet guests that need to be directed
12. “Spa” rooms are not used much and do not need to be so large

APPENDIX

5.4. Site Visits - Martinsburg, WV VAMC

Photos



Figure 5.2 Photo Position A



Figure 5.5 Photo Position D

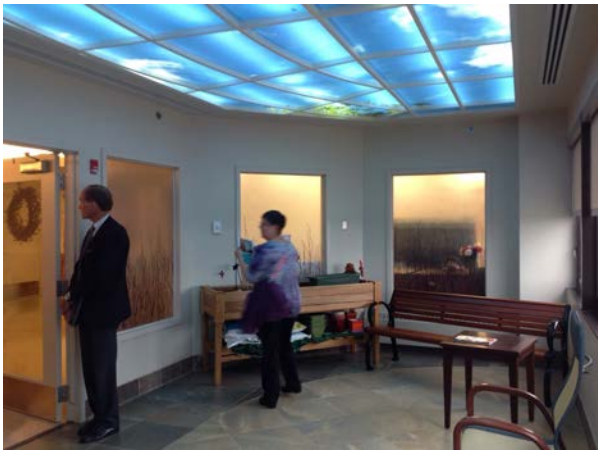


Figure 5.3 Photo Position B



Figure 5.6 Photo Position E

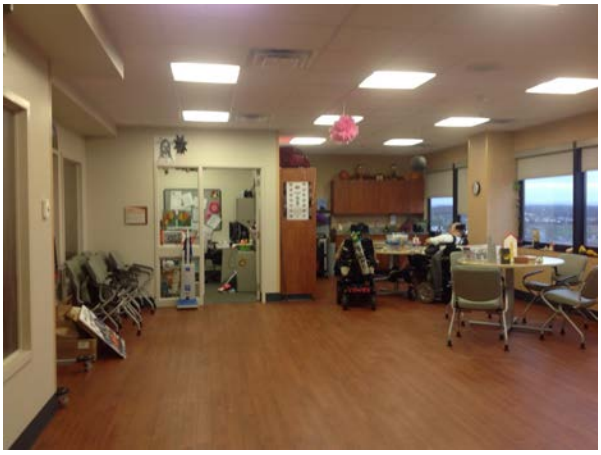


Figure 5.4 Photo Position C



Figure 5.7 Photo Position F

APPENDIX

5.4. Site Visits - Martinsburg, WV VAMC



Figure 5.8 Photo Position G

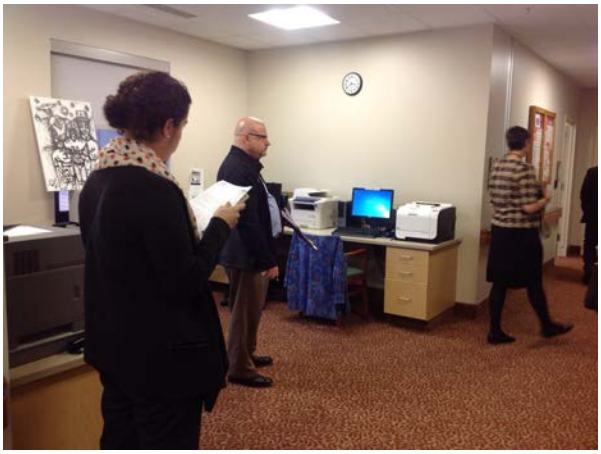


Figure 5.9 Photo Position H



Figure 5.10 Photo Position J



Figure 5.11 Photo Position K



Figure 5.12 Photo Position L



Figure 5.13 Photo Position M

APPENDIX

5.4. Site Visits - Martinsburg, WV VAMC

Plan Notes: Building 501A



Figure 5.14 Building 501 floor plan with note markers

1. No head wall in resident rooms, all O2 bottled. Staff feel the resident rooms are right-sized.
2. No nurse's station, workroom functions as nurse's station
3. Purposefully kept resident rooms private, no visibility from common spaces
4. Meds: wall mounted adjacent to resident room entry, not used as staff find it too small to be functional
5. Living room used mainly in morning due to intense afternoon sun
6. Patients have access for own use
7. Meds room is too small
8. Garden is available 24/7 and is used a lot
9. Residents and families can cook in this kitchenette and eat together. The microwave is used most. Residents can put their own food in the fridges. There are some issues surrounding who does the dishes.
10. There is not enough room in each home for housekeeping and soiled linens

APPENDIX

5.4. Site Visits - Martinsburg, WV VAMC

Photos



Figure 5.15 Photo Position A



Figure 5.16 Photo Position B



Figure 5.17 Photo Position C



Figure 5.18 Photo Position D



Figure 5.19 Photo Position E



Figure 5.20 Photo Position F

APPENDIX

5.4. Site Visits - Martinsburg, WV VAMC



Figure 5.21 Photo Position G



Figure 5.22 Photo Position H

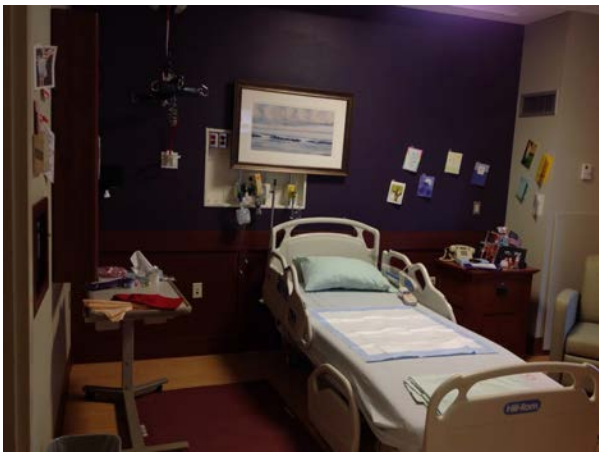


Figure 5.23 Photo Position J



Figure 5.24 Photo Position K



Figure 5.25 Photo Position L



Figure 5.26 Photo Position M

APPENDIX

5.4. Site Visits - Martinsburg, WV VAMC

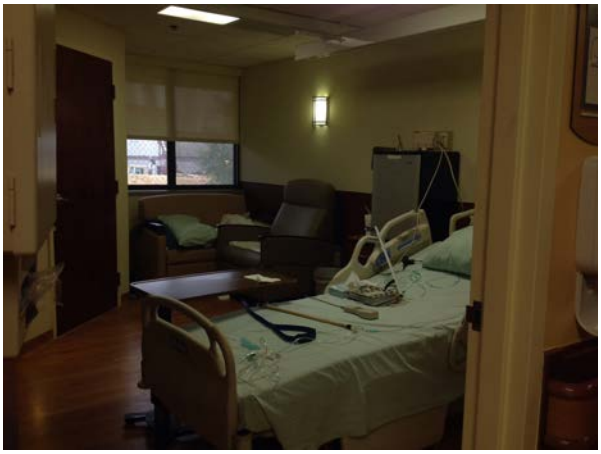


Figure 5.27 Photo Position N

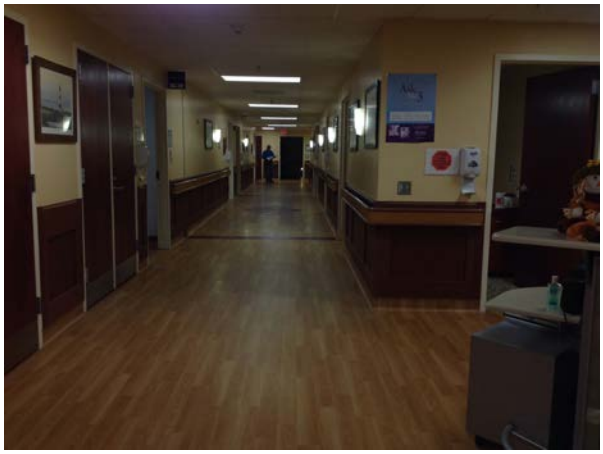


Figure 5.29 Photo Position P



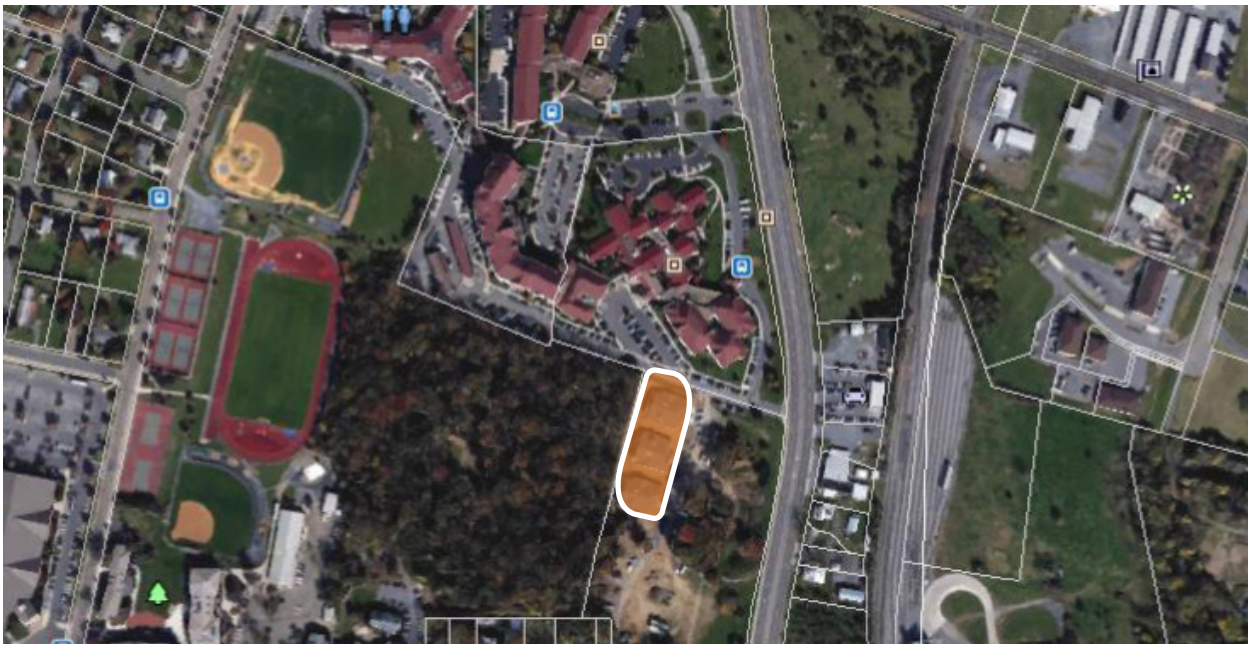
Figure 5.28 Photo Position O

APPENDIX

5.4. Site Visits - Harrisonburg, VA

5.3.3. Woodland Park Green House Homes





Harrisonburg, VA Woodland Park Green House Fast Facts		
Type	Standalone project	
# Homes	3	
Beds per Home	10	Interested in 11-bed model
Community Center	No	
Staff Work	Work Rooms in Home	“Shahbaz” concept
Food Service	In-House Kitchens	Family-style meals

APPENDIX

5.4. Site Visits - Harrisonburg, VA

Plan Notes

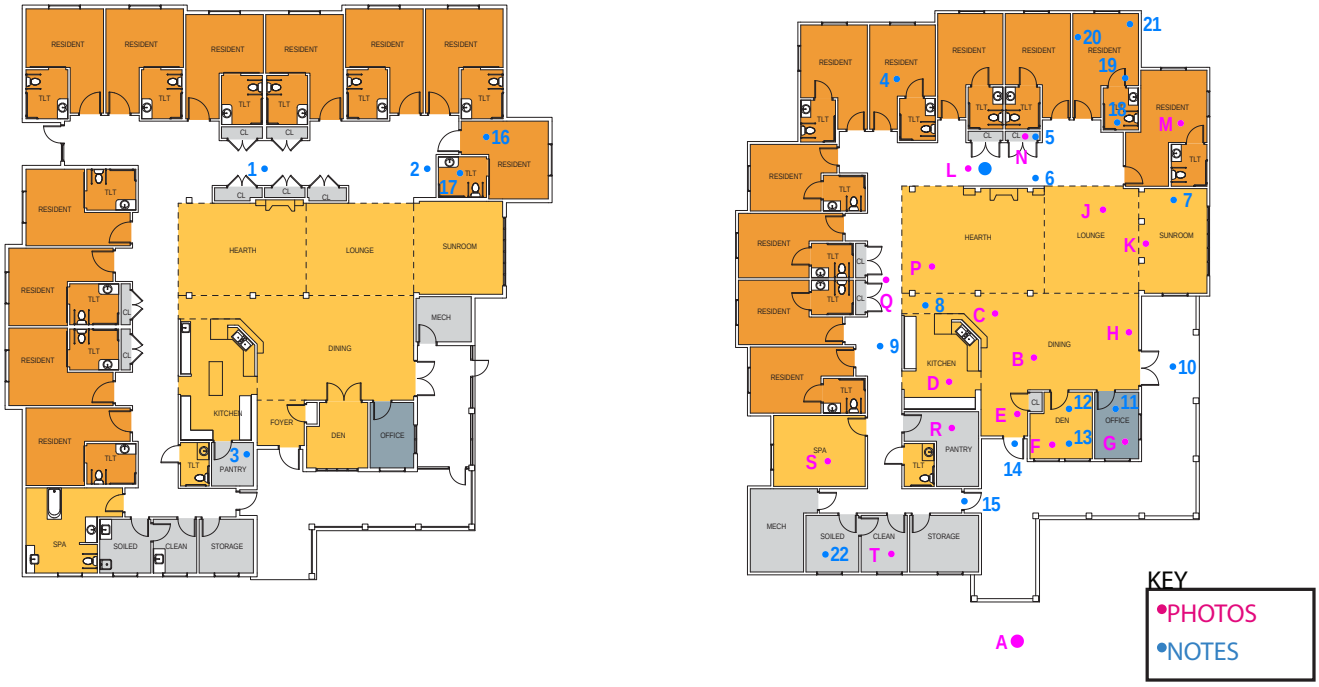


Figure 5.30 Existing plan compared to 11-room mode

1. This plan provides more storage
2. This layout adds a charting and work station area
3. This scheme adds a pantry directly off the kitchen
4. Knock-out panel at this location so rooms can be joined
5. Decentralized storage; closet on left for activity; closet on right for meds, narcotics and clean supplies; other closets are for linen
6. Medication carts are stored in this location
7. TV in sun room as well as living room
8. Kitchen is center of home; added nurse workstation in this area in new design; gates in this location are closed during meals; never enough storage
9. Window cut at this location
10. Screened porch
11. Shared office; debate about its size, staff wants larger office
12. Den: TV at this location; room not used very much; used mostly as a flex space; all material that must be posted is located here in an drawer
13. License in Den drawer, not displayed on wall
14. Main door
15. Service entry
16. This scheme adds resident storage
17. This scheme is accessible for motorized wheelchairs

APPENDIX

5.4. Site Visits - Harrisonburg, VA

Plan Notes (continued)

18. Larger toilet room preferred; medication storage in bathroom
19. Toilet room door has some drainage issues
20. Residents bring their own furniture; TV can be wall-mounted
21. Some rooms have rotated the beds so that head is to wall instead of side
22. Clean/soiled utility: personal linens washed here; other linens done in central laundry
23.

Photos



Figure 5.31 Photo Position A



Figure 5.33 Photo Position C



Figure 5.32 Photo Position B

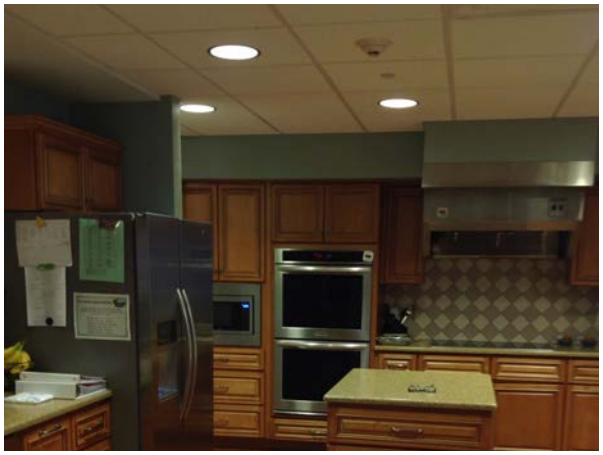


Figure 5.34 Photo Position D

APPENDIX

5.4. Site Visits - Harrisonburg, VA

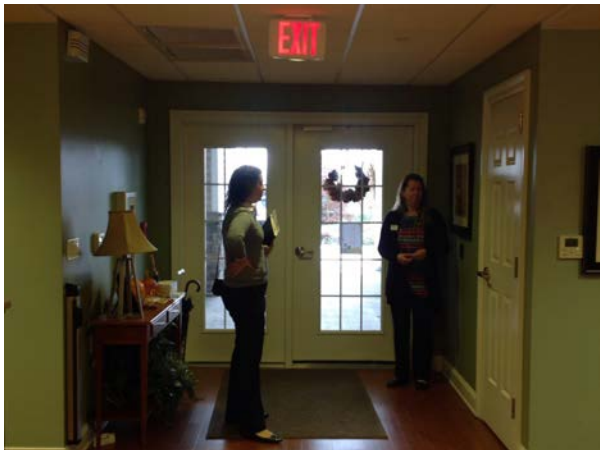


Figure 5.35 Photo Position E



Figure 5.36 Photo Position F



Figure 5.37 Photo Position G



Figure 5.38 Photo Position H



Figure 5.39 Photo Position J



Figure 5.40 Photo Position K

APPENDIX

5.4. Site Visits - Harrisonburg, VA



Figure 5.41 Photo Position L



Figure 5.42 Photo Position M



Figure 5.43 Photo Position N



Figure 5.44 Photo Position P



Figure 5.45 Photo Position Q



Figure 5.46 Photo Position R

APPENDIX

5.4. Site Visits - Harrisonburg, VA



Figure 5.47 Photo Position S



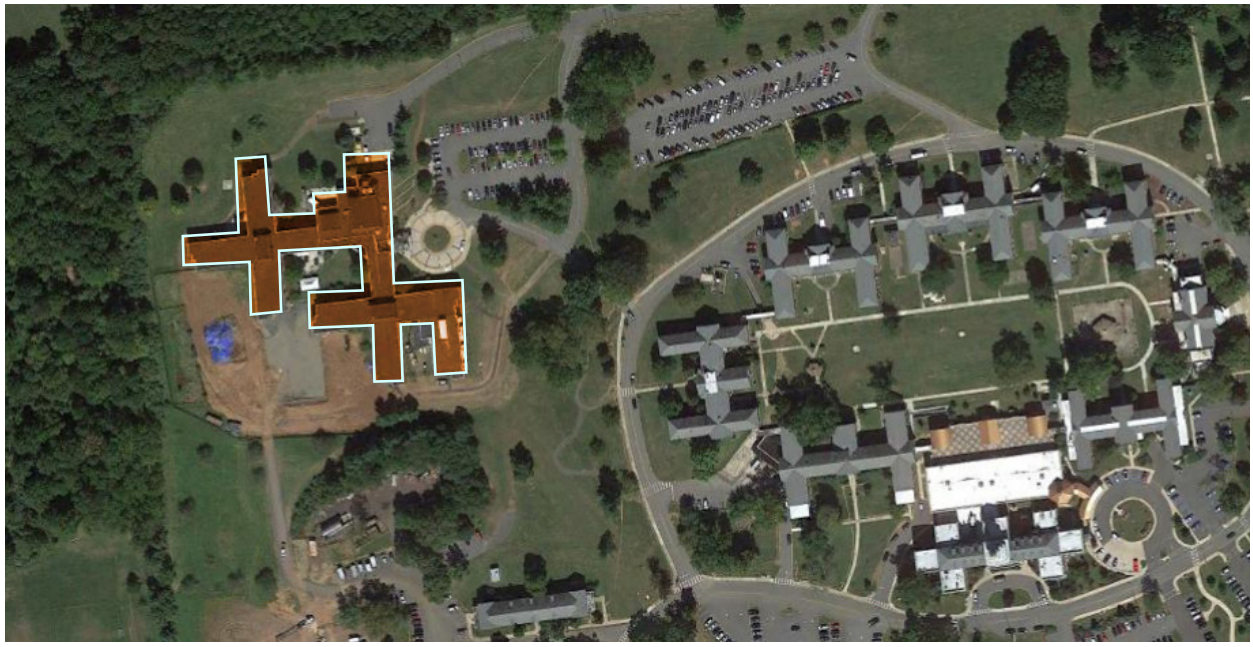
Figure 5.48 Photo Position T

APPENDIX

5.4. Site Visits - Lyons, NJ VAMC

5.3.4. Lyons, NJ VAMC CLC





Lyons, NJ CLC Fast Facts		
Type	Standalone project	Renovated
# Homes	5	
Beds per Home	10	Interested in 11-bed model
Community Center	No	Some community functions in building
Staff Work	Teaming Area	
Food Service	Serving Kitchen	Cafe-style meals

APPENDIX

5.4. Site Visits - Lyons, NJ VAMC

Plan Notes

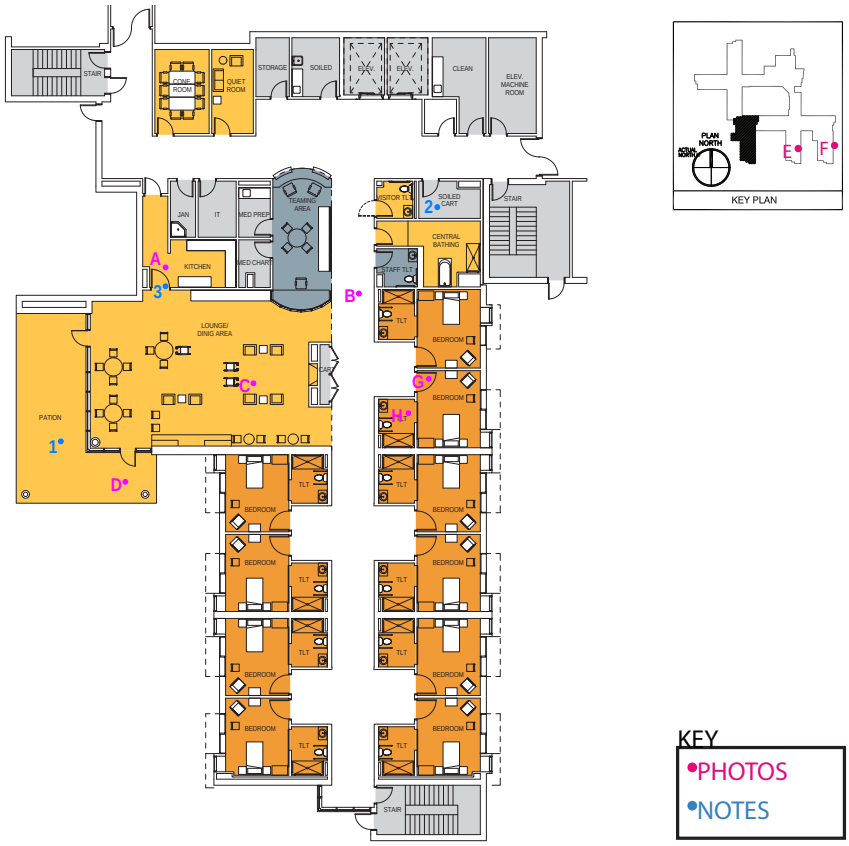


Figure 5.49 Plan of one household

1. Outdoor space is secured
2. Decentralized Linens could reduce the institutional feel although it is a cultural and management change
3. Kitchen does not accommodate families

APPENDIX

5.4. Site Visits - Lyons, NJ VAMC

Photos



Figure 5.50 Photo Position A



Figure 5.51 Photo Position B



Figure 5.52 Photo Position C



Figure 5.53 Photo Position D



Figure 5.54 Photo Position E

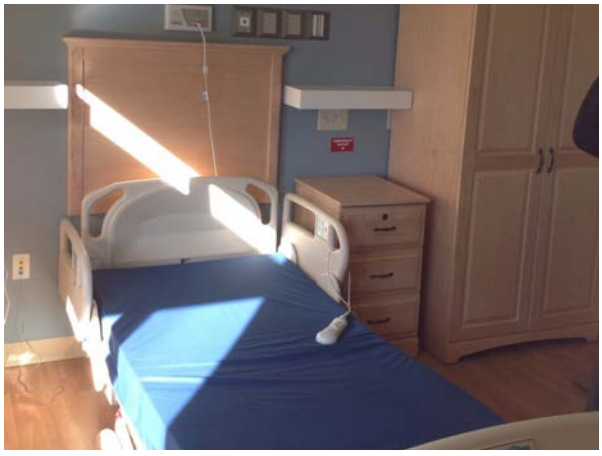


Figure 5.55 Photo Position F

APPENDIX

5.4. Site Visits - Lyons, NJ VAMC



Figure 5.56 Photo Position G

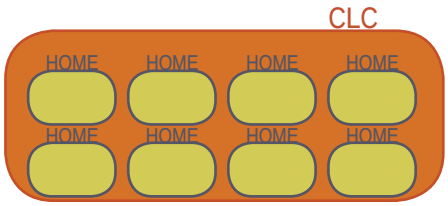


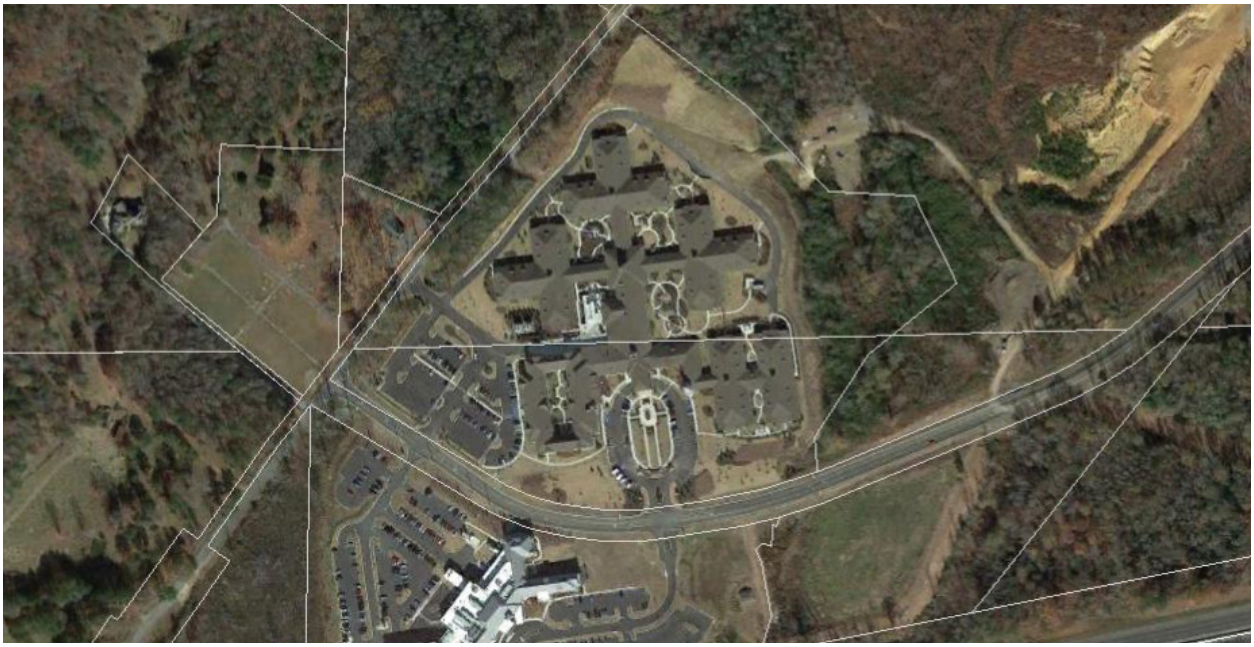
Figure 5.57 Photo Position H

APPENDIX

5.4. Site Visits - Pell City, AL

5.3.5. Pell City, AL Robert L. Howard State Veterans Home





Pell City, AL State Veterans Home Fast Facts		
Type	Standalone project	
# Homes	13	
Beds per Home	14	
Community Center	Yes	
Food Service	Central Kitchen	Food brought to houses for plating

APPENDIX

5.4. Site Visits - Pell City, AL

Plan Notes

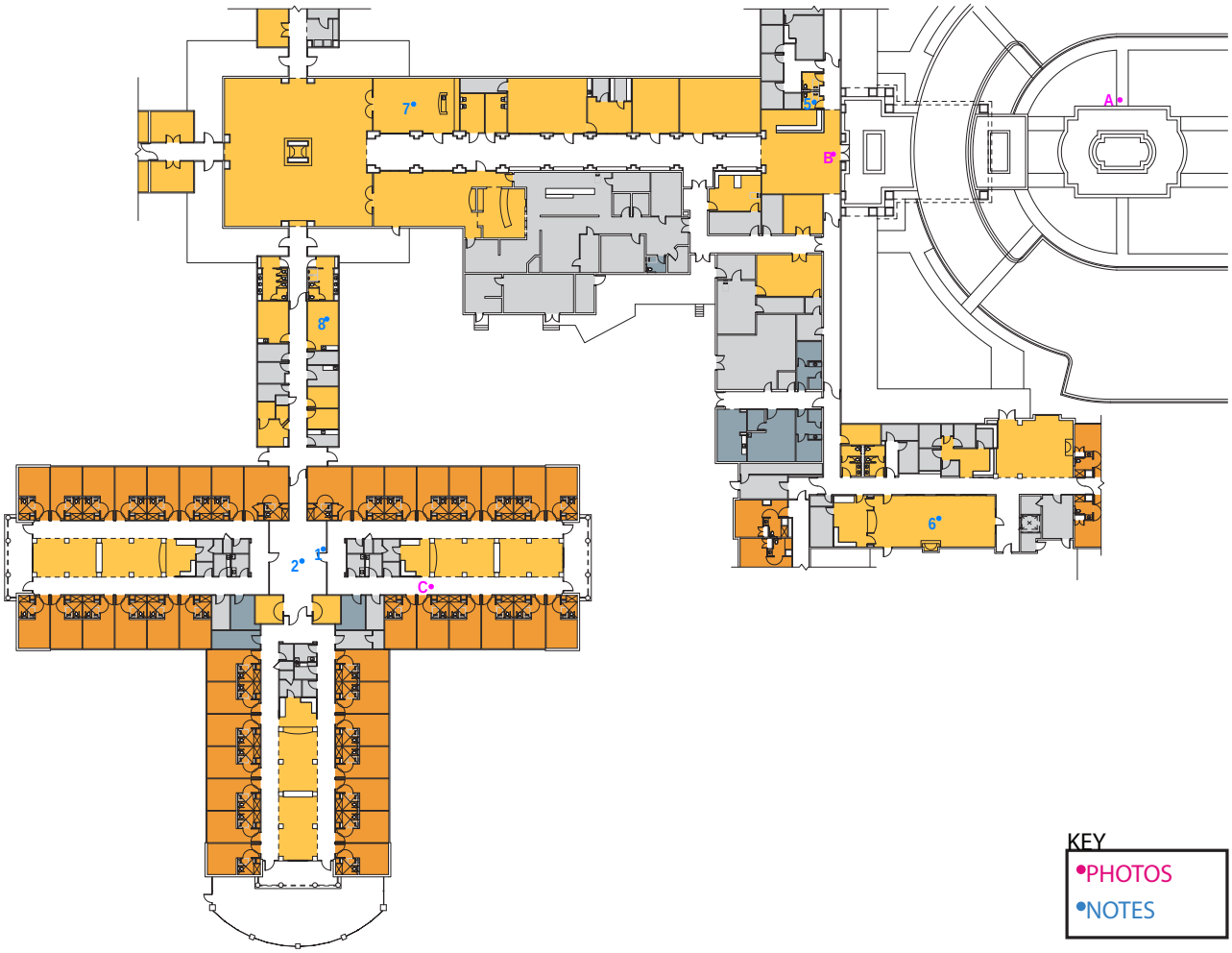


Figure 5.58 Plan of veterans home complex - Building 3,4 and 6

1. This space is not used much and might serve the homes better as a shared kitchen for the neighborhood
2. Three homes in a grouping like this could theoretically share one kitchen
3. This space is both the home office and nurse's station
4. This space is used a lot
5. Not enough public restrooms at main entry
6. Dining in Assisted Living is too small to feed all residents at once, and they all prefer to eat at the same time
7. Cafe is used a lot and enjoyed
8. Multipurpose rooms are used a lot
9.

APPENDIX

5.4. Site Visits - Pell City, AL

Plan Notes

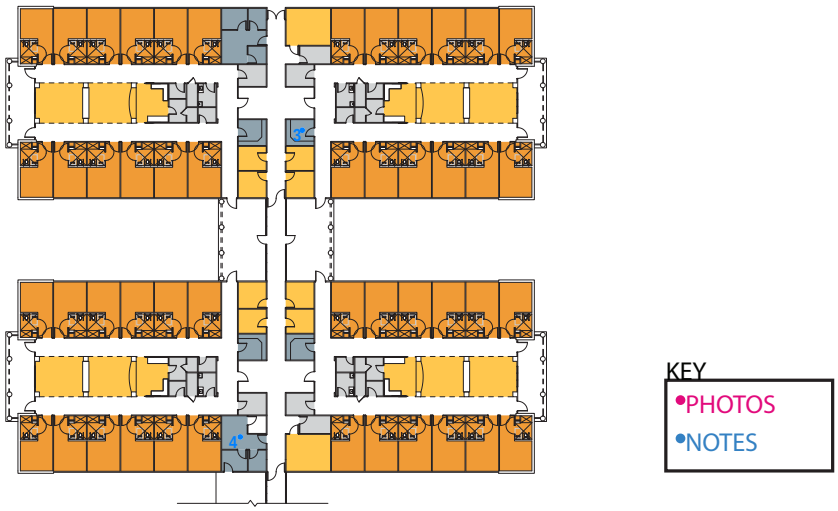


Figure 5.59 Plan of veterans home complex - Building 5

APPENDIX

5.4. Site Visits - Pell City, AL

Photos



Figure 5.60 Photo Position A



Figure 5.61 Photo Position B



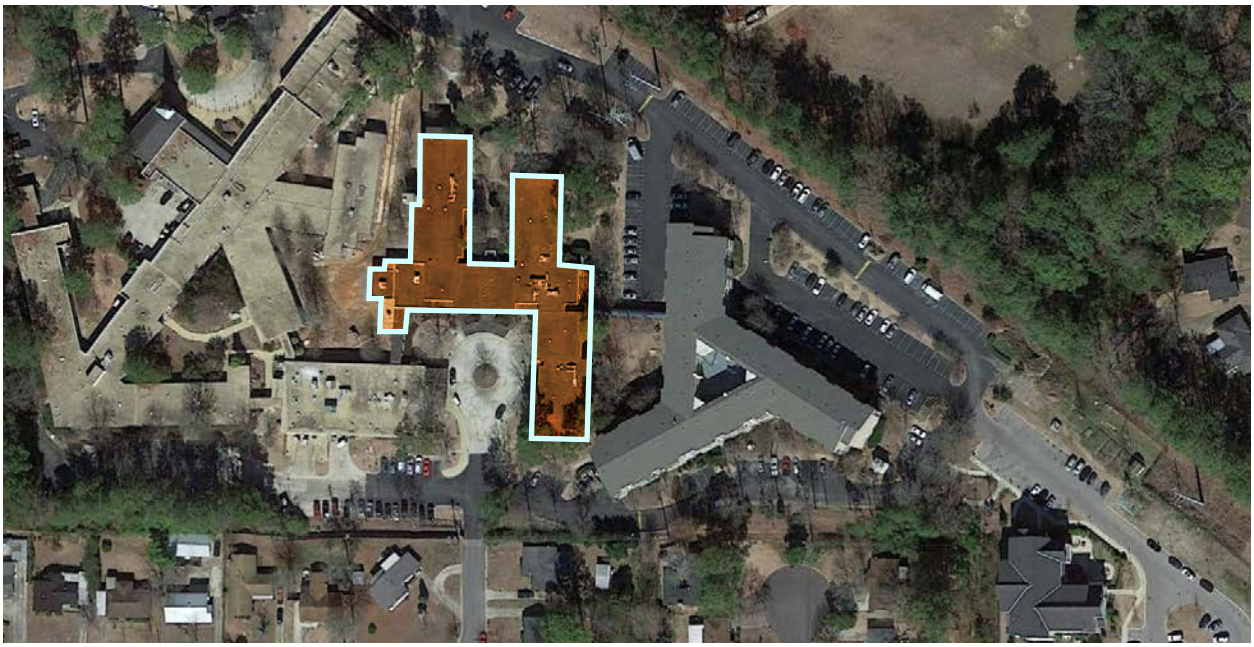
Figure 5.62 Photo Position C

APPENDIX

5.4. Site Visits - The Cottages at St. Martin's

5.3.6. Birmingham, AL: The Cottages at St. Martin's in the Pines





Birmingham, AL St. Martin's in the Pines Fast Facts		
Type	Standalone project	
# Homes	9	3 vertical "cottages"
Beds per Home	10	
Community Center	None currently	
Food Service	Prepared in-house	Ingredients supplied by central kitchen
Linens/Laundry	Central Laundry	

APPENDIX

5.4. Site Visits - The Cottages at St. Martin's

Plan Notes

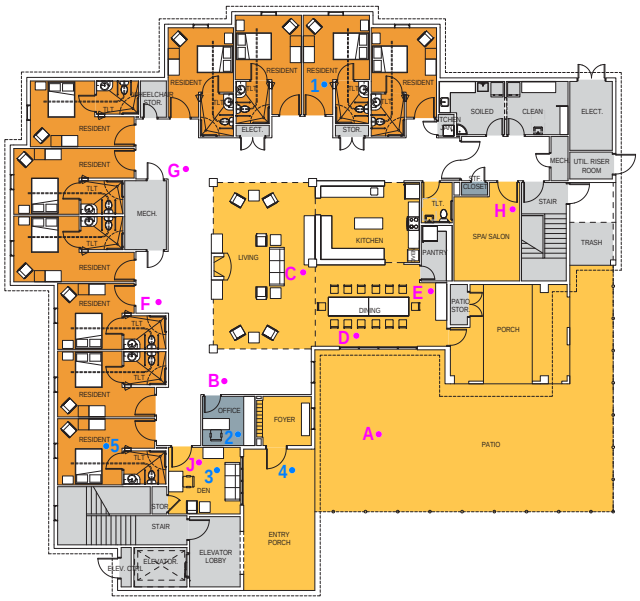


Figure 5.63 Level 1 Plan



Figure 5.64 Level 2 Plan

1. Each resident room has a personal medication storage cabinet
2. Narcotics are stored in the Home Office
3. Families can stay overnight in the Den
4. Each home has security and can go into lockdown mode
5. Each room is equipped with lift infrastructure. There is one motor per home which is moved between rooms as needed.

APPENDIX

5.4. Site Visits - The Cottages at St. Martin's

Photos



Figure 5.65 Photo Position A



Figure 5.66 Photo Position B



Figure 5.67 Photo Position C



Figure 5.68 Photo Position D



Figure 5.69 Photo Position E

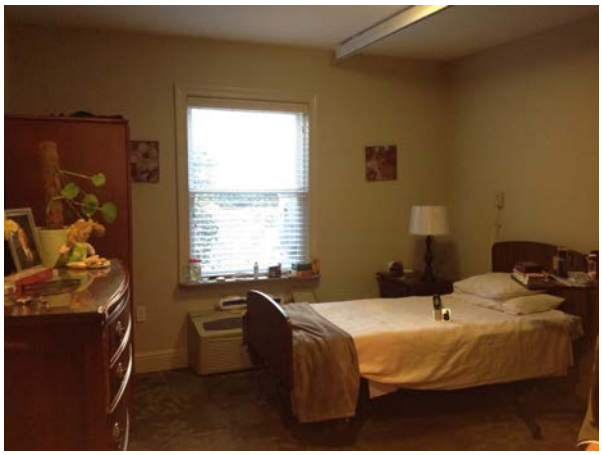


Figure 5.70 Photo Position F

APPENDIX

5.4. Site Visits - The Cottages at St. Martin's

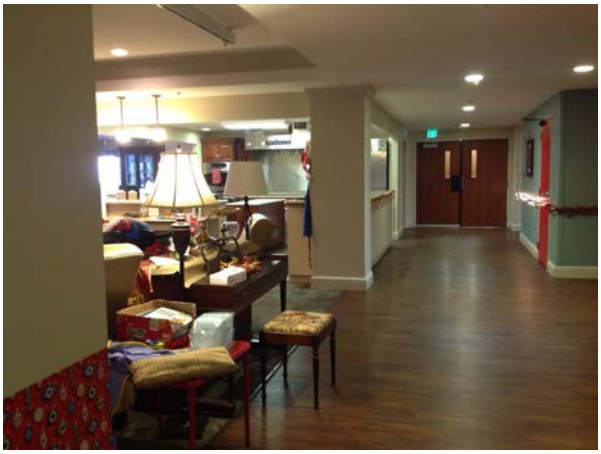


Figure 5.71 Photo Position G

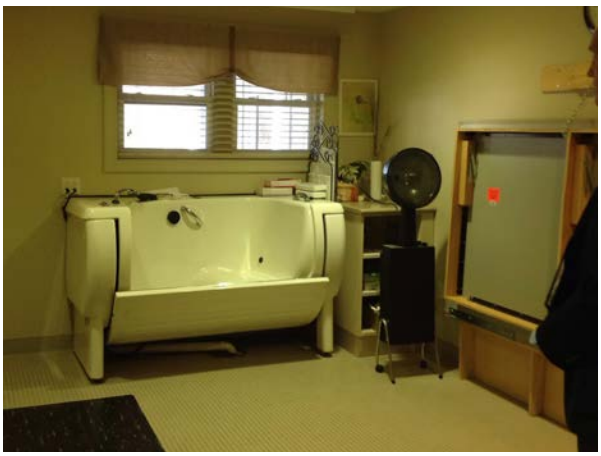


Figure 5.72 Photo Position H



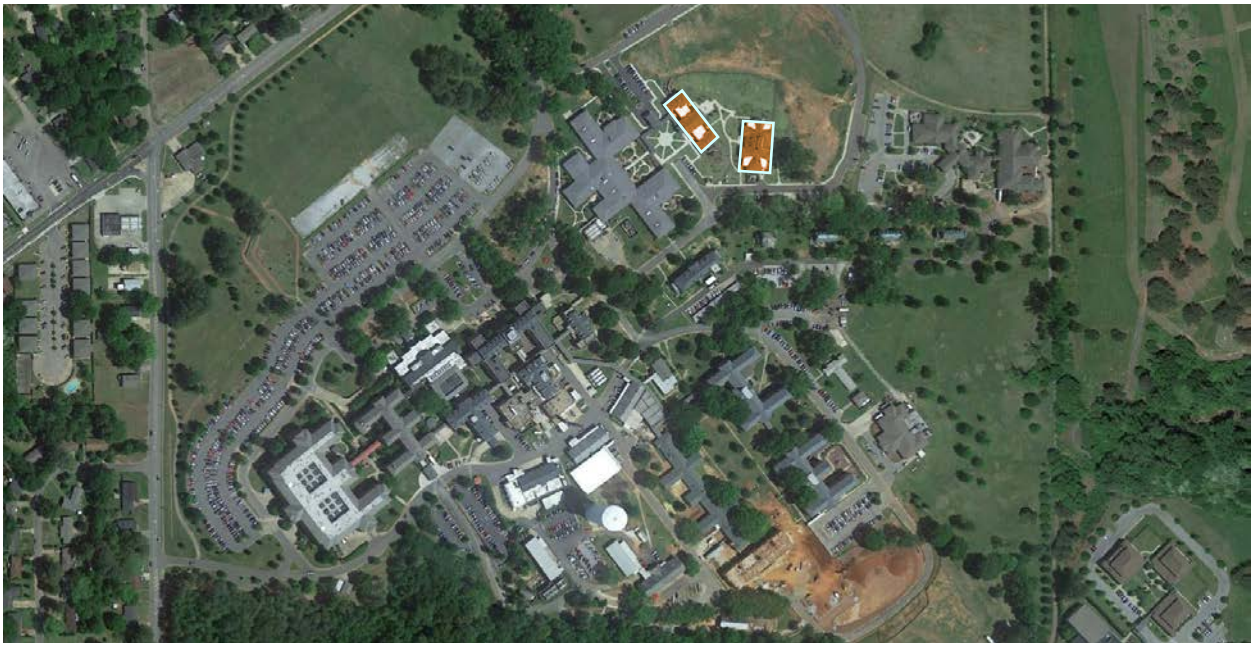
Figure 5.73 Photo Position J

APPENDIX

5.4. Site Visits - Tuscaloosa, AL VAMC

5.3.7. Tuscaloosa, AL VAMC CLC





Tuscaloosa, AL VAMC Fast Facts		
Type	Standalone project	
# Homes	1	
Beds per Home	10	
Community Center	Yes	needs more home to function as intended (for 10 cottages)
Food Service	Cooked in cottage	Prepped by central kitchen
Linens/Laundry	Central Laundry	

APPENDIX

5.4. Site Visits - Tuscaloosa, AL VAMC

Plan Notes

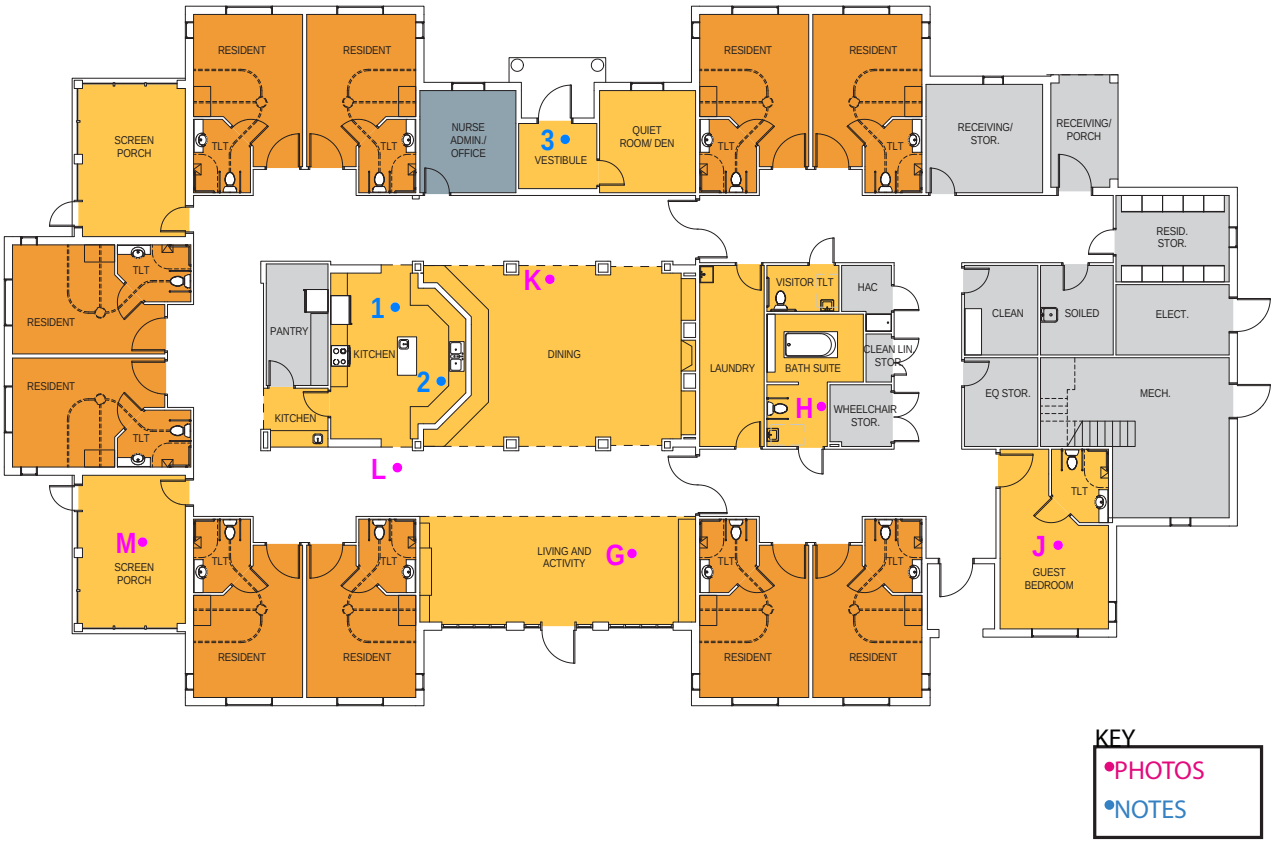


Figure 5.74 Home Floor Plan

1. Kitchens in home have a very home-like feel rather than seeming industrial
2. Original dishwashers did not get hot enough to meet requirements, so they were switched out for commercial washers
3. The Community Center may be used more if the Home was phyically connected or had a covered walkway at a minimum

APPENDIX

5.4. Site Visits - Tuscaloosa, AL VAMC

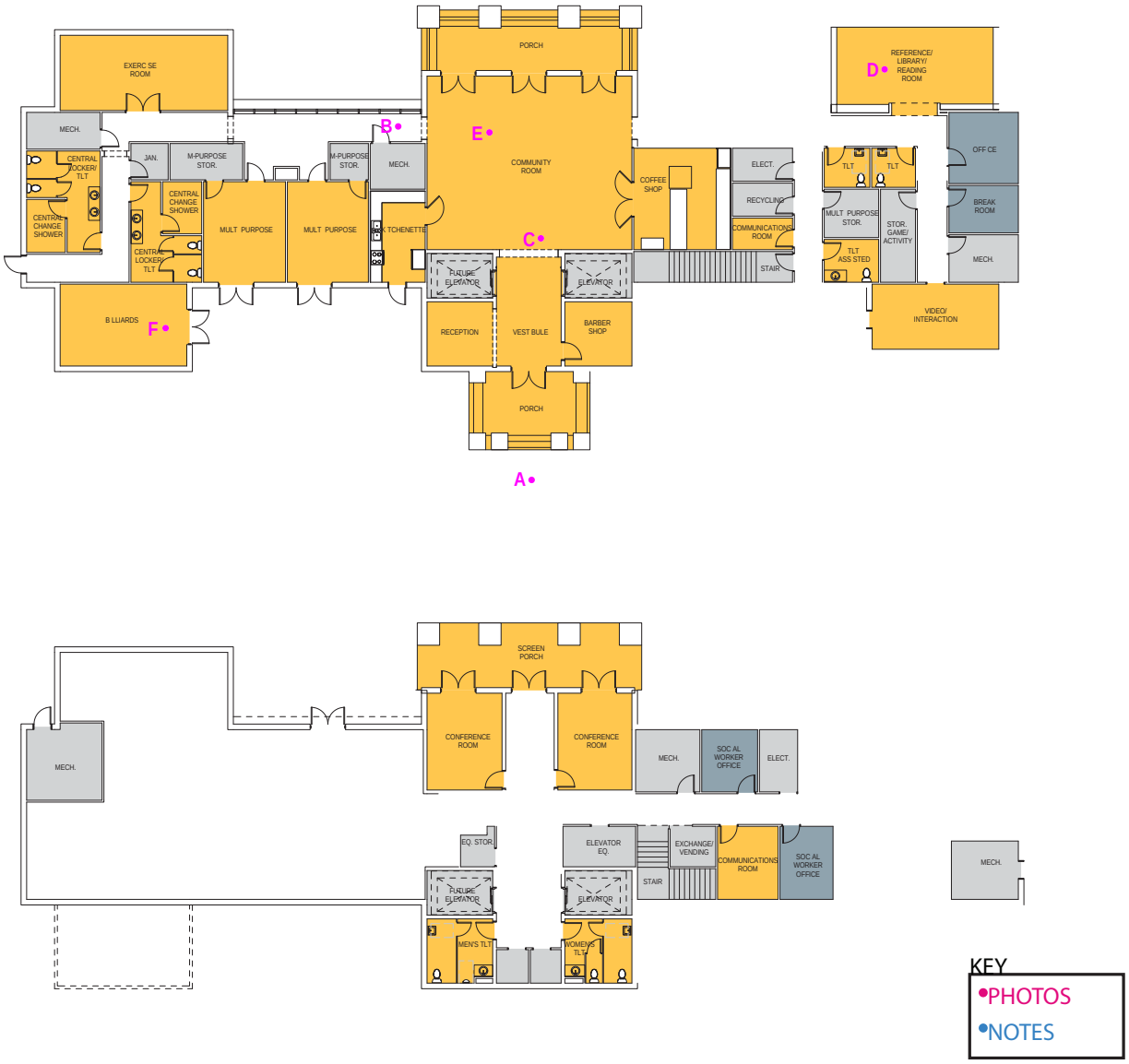


Figure 5.75 Community Center Diagrammatic Floor Plan

APPENDIX

5.4. Site Visits - Tuscaloosa, AL VAMC

Photos



Figure 5.76 Photo Position A



Figure 5.77 Photo Position B



Figure 5.78 Photo Position C



Figure 5.79 Photo Position D



Figure 5.80 Photo Position E

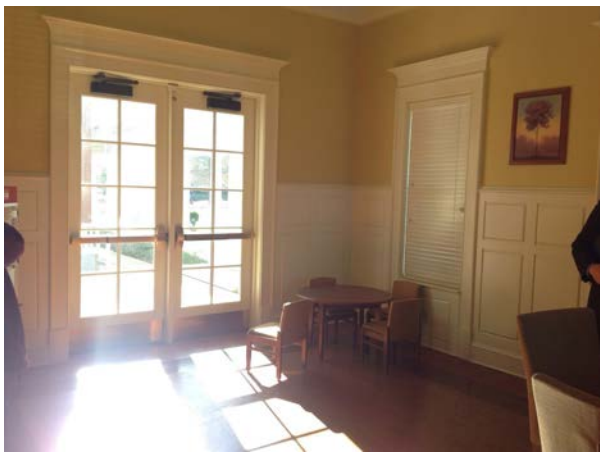


Figure 5.81 Photo Position F

APPENDIX

5.4. Site Visits - Tuscaloosa, AL VAMC



Figure 5.82 Photo Position G



Figure 5.83 Photo Position H



Figure 5.84 Photo Position J



Figure 5.85 Photo Position K



Figure 5.86 Photo Position L



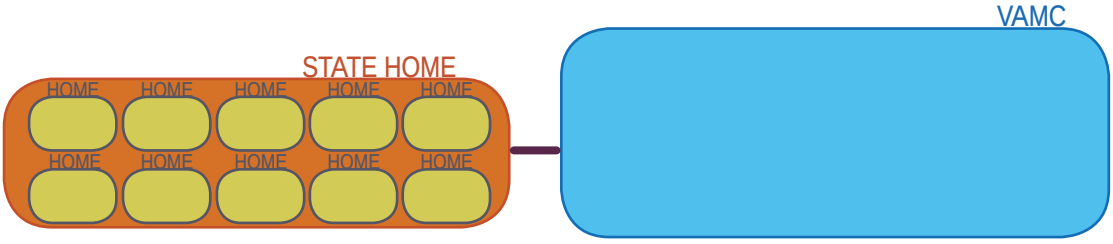
Figure 5.87 Photo Position M

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APPENDIX

5.4. Site Visits - Tuscon, AZ

5.3.8. Tucson, AZ State Veterans Home





Tucson State Veterans Home Fast Facts		
Type	Standalone project	
# Homes	1	
Beds per Home	10	
Community Center	Yes	needs more home to function as intended (for 10 cottages)
Food Service	Cooked in cottage	Prepped by central kitchen
Linens/Laundry	Main Laundry room in each neighborhood, linens done offsite	Residents do not do their own laundry

APPENDIX

5.4. Site Visits - Tuscon, AZ

Plan Notes



Figure 5.88 Home and Community Center Floor Plan

1. Building “C” is the main entrance as well as the Community Center
2. The multipurpose room shares space with the Chapel but is still not large enough to host an event with all of the resident plus their families
3. The Great Room / Lounge is not used as frequently as the rest of the Community Center, possibly because it is not very large and makes it difficult to gather for activities.
4. The main patio is very popular as residents like watching birds at feeders as well as the feral cats.
5. Hair care is larger than needed
6. The loading dock is much too small, and palettes have to me un-paletted to get around the building corner to receiving.
7. Even the very slight incline in this corridor is very hard on residents, especially those in chairs.
8. Every building has three “country kitchens” with a hot plate for serving and for eggs-to-order in the mornings. Only one kitchenette per building is used to serve the three households in the building, rotating monthly.
9. The undercounter dishwasher in the prep kitchen in each grouping of 3 homes results in a lot of lifting for staff. The room is also much too hot and therefore the door stays open all the time.

APPENDIX

5.4. Site Visits - Tuscon, AZ

10. Staff hang out in the kitchenette to do charting as it has the best visual connection to household as well as the best view of the TV.
11. Small 15-pound washers lead to lots of changing of loads. Labor adds up to 40 hours/week.
12. As charting happens in the kitchenette, the Home Office room is used mostly for family visits and small meetings
13. The “Activities” room is shared between three households.
14. Limited natural light and no views through the clerestory windows in the main socializing space lends to an institutional feel
15. Some spouses have two rooms but de facto live in one - if their rooms were connected, one could be used as a living room.
16. Only a few residents use the tub in the bathing suite. The space is larger than needed even for just one tub per three households. Originally the room was intended for a massage space as well but it is not used that way. The room would also be better with a heat lamp.
17. Smaller house-specific parking and entry is used by visitors once they learn how to find their resident. This helps spread out the parking but is a security concern as well with so many entry points.
18. No issues with amount of storage for medications, etc., though the portable lifts are cumbersome and hard to store.

Photos



Figure 5.89 Photo Position A

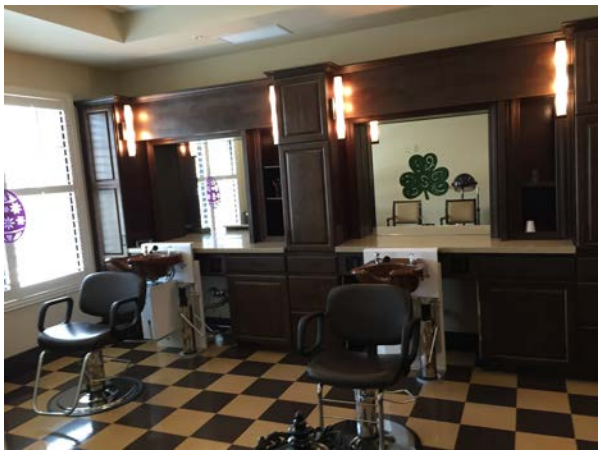


Figure 5.90 Photo Position B

APPENDIX

5.4. Site Visits - Tuscon, AZ



Figure 5.95 Photo Position C



Figure 5.92 Photo Position F

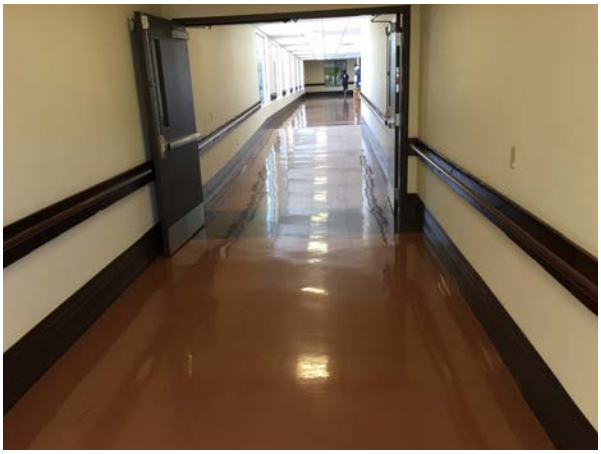


Figure 5.96 Photo Position D



Figure 5.93 Photo Position G



Figure 5.91 Photo Position E



Figure 5.94 Photo Position H

APPENDIX

5.4. Site Visits - Tuscon, AZ



Figure 5.97 Photo Position J

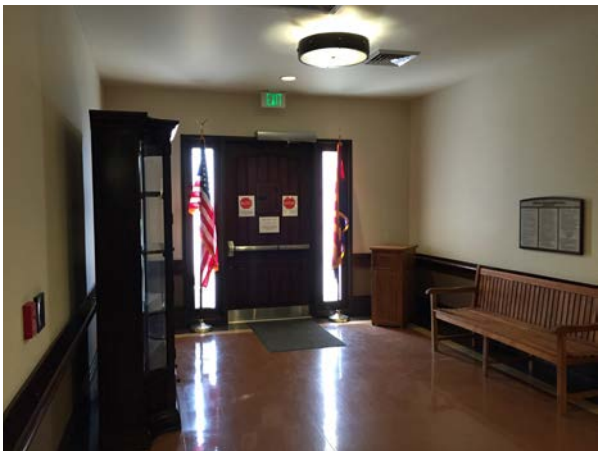


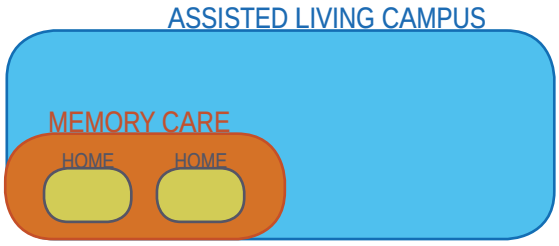
Figure 5.98 Photo Position K

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APPENDIX

5.4. Site Visits - Sarah's Place

5.3.9. Sarah's Place Memory Care at Glencroft Assisted Living





Sarah's Place Fast Facts		
Type	Standalone project	On larger campus
# Homes	2	
Beds per Home	12	
Community Center	Yes	Small activities buliding
Food Service	Cooked in cottage	Prepped by central kitchen
Linens/Laundry	Central Laundry	

APPENDIX

5.4. Site Visits - Sarah's Place

Plan Notes

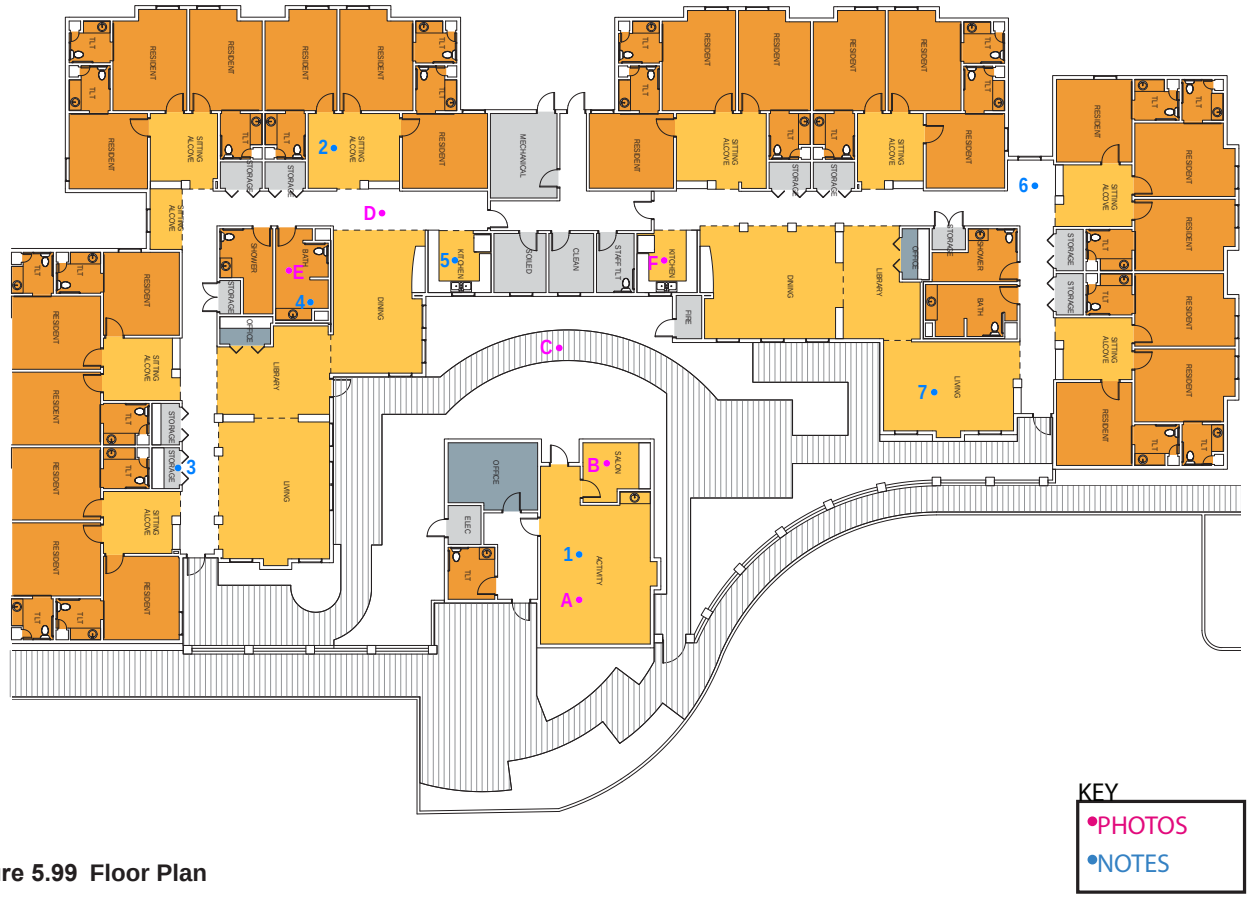


Figure 5.99 Floor Plan

1. The Socializing and Activity room is in a separate but secure building
2. Socializing "Parlors" are semi-private and were intended to be all themed and different, however residents prefer the one outside their own rooms
3. Storage had to be rearranged from intended design so that meds could be stored in an air conditioned storage closet
4. Bathing tub is too low to be used - hard for both residents and staff
5. Residents can use kitchen, but there are some equipment issues. The refrigerator is loud and the dishwasher is too small to be useful, so staff wash dishes by hand.
6. Small break-out seating spaces are useful for residents who become tired while walking and can stop for a short rest
7. North Home living area is smaller and therefore not used as much as the South Home

APPENDIX

5.4. Site Visits - Sarah's Place

Photos



Figure 5.100 Photo Position A



Figure 5.103 Photo Position D

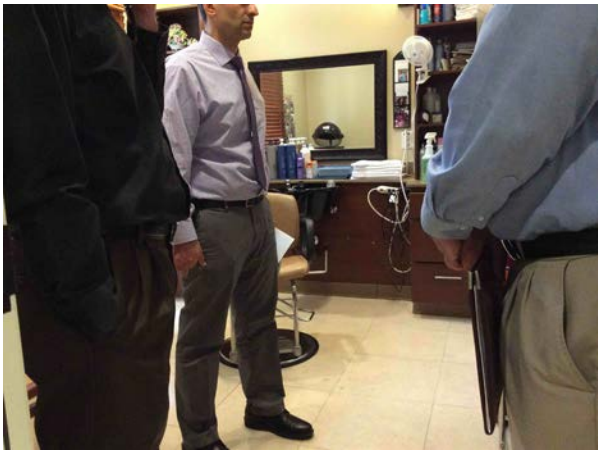


Figure 5.101 Photo Position B



Figure 5.104 Photo Position E



Figure 5.102 Photo Position C



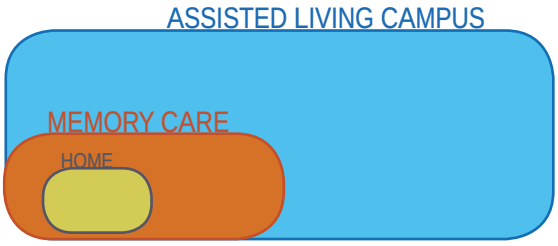
Figure 5.105 Photo Position F

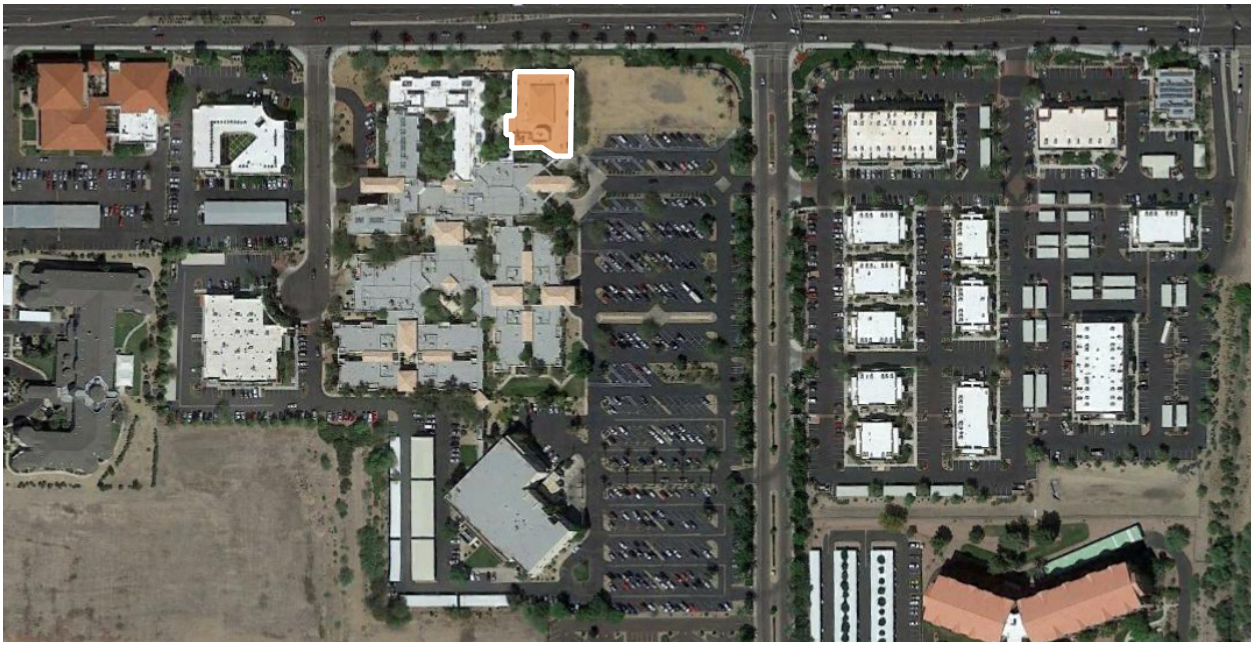
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APPENDIX

5.4. Site Visits - Freedom Plaza

5.3.10. Freedom Plaza Memory Care





Peoria, AZ Freedom Plaza Memory Care Fast Facts		
Type	Standalone project	On larger campus
# Homes	2	
Beds per Home	12	
Community Center	Yes	Small activities buliding
Food Service	Cooked in cottage	Prepped by central kitchen
Linens/Laundry	Central Laundry	

APPENDIX

5.4. Site Visits - Freedom Plaza

Plan Notes

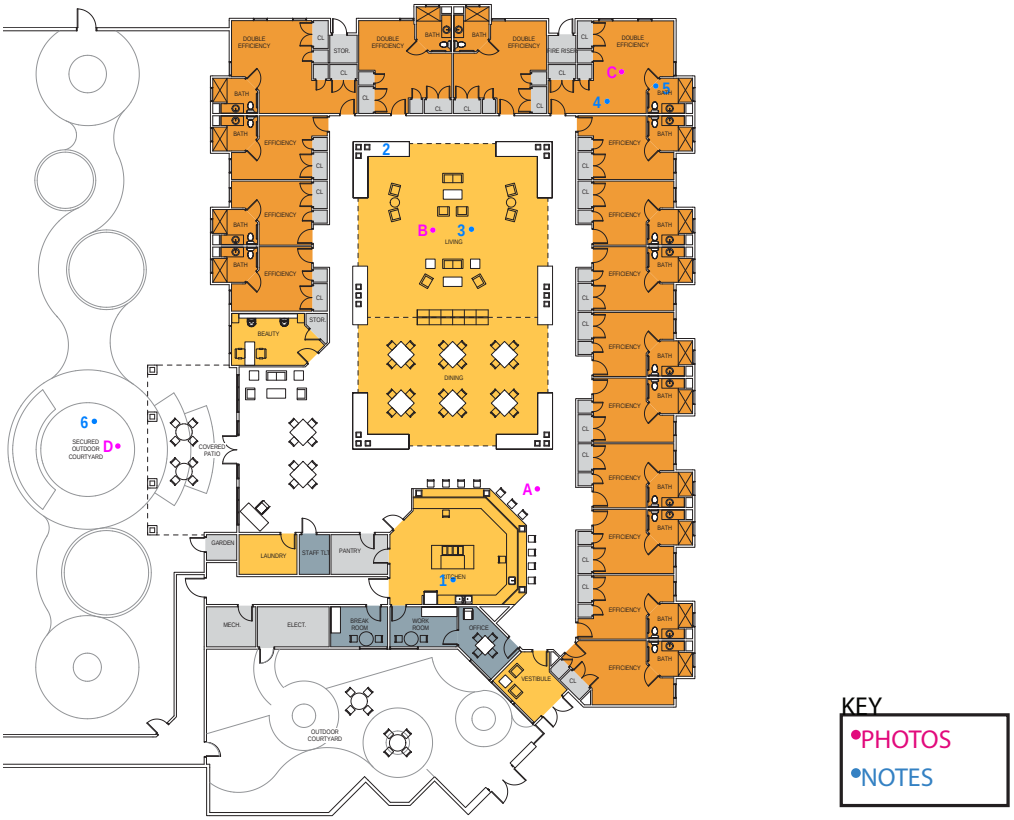


Figure 5.106 Home Floor Plan

1. Residents like to watch the food being prepared in the open kitchen. A lot of food is prepared on site but in the main kitchen, not here. The reheated food “tastes reheated”
2. The plan includes socializing “Life Stations” which are meant to evoke other periods in the residents’ lives
3. Main socializing space is very large and feels out of scale to the number of residents rather than cozy and home-like
4. Resident “double” rooms do not sell as well as the private/individual rooms, especially because the two sides are not totally equal. Smaller private rooms would be better, though one time a couple did share a room (usually it is two individuals). Each resident has one locked and one unlocked closet whether in a single or a double room.
5. Swing door to restroom gets in the way.
6. The courtyard is secured so that residents can have free access, although they should be supervised while outside at all times

APPENDIX

5.4. Site Visits - Freedom Plaza

Photos



Figure 5.107 Photo Position A



Figure 5.110 Photo Position C



Figure 5.108 Photo Position B



Figure 5.111 Photo Position D



Figure 5.109 Photo Position B



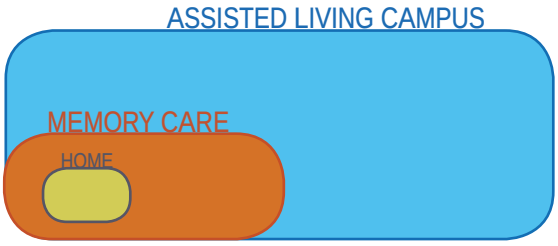
Figure 5.112 Photo Position D

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APPENDIX

5.4. Site Visits - Grandview Terrace

5.3.11. Grandview Terrace Memory Care





Sun City, AZ Grandview Terrace Memory Care Fast Facts		
Type	Standalone project	On larger campus
# Homes	1	
Beds per Home	16	
Community Center	No	

APPENDIX

5.4. Site Visits - Grandview Terrace

Plan Notes



Figure 5.113 Home Floor Plan

1. “Front Porch” space in front of each room captures spirit of intermediate social spaces, however the porches are relatively small and not very usable. Some do only overlook the corridor rather than the living/dining area.
2. Bathing/Spa room is right-sized for amount of use with one geriatric bath tub and a small toilet room.

APPENDIX

5.4. Site Visits - Grandview Terrace

Photos



Figure 5.114 Photo Position A



Figure 5.117 Photo Position D

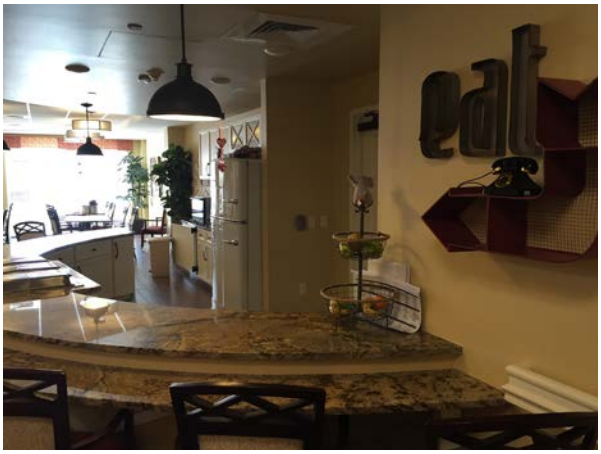


Figure 5.115 Photo Position B



Figure 5.118 Photo Position E



Figure 5.116 Photo Position C



Figure 5.119 Photo Position F

APPENDIX

5.4. Site Visits - Grandview Terrace

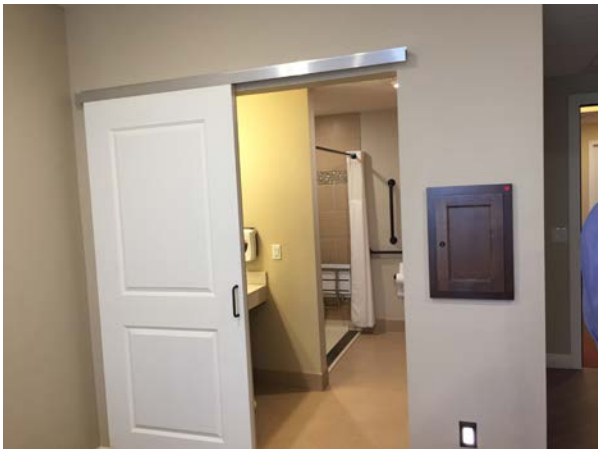


Figure 5.120 Photo Position F



Figure 5.121 Photo Position G



Figure 5.122 Photo Position H

APPENDIX

5.4. Site Visits

5.3.12. Site Visit Analysis and Value Model

After the completion of all site visits, the design team tested each site against a set of standard criteria which was ranked in order to provide a weighted scoring system.

Ranking / Weighting 1.00 High 0.75 0.50 Medium 0.25 0.00 Low		Goal
1.00		Resident Experience -
	1.00	Small House (SH) Model Concept (10 - 14 Beds)
	1.00	Communal Space (Family Dining/ Living)
	1.00	Home and Resident Privacy (Front Door, Sense of Entry)
	1.00	Kitchen as Hearth (Functional Kitchen, Family Style Service)
0.75		Space Quality -
	0.75	Operational Effectiveness (Staff Work Area in Kitchen)
	0.75	Daylighting and Outdoor Space
	0.75	Resident Room (Personalized Space, Non - Clinical)
0.50		Safety/ Secure-
	0.50	Resident Security/Safety (Passive and Active Security)
0.25		Space Usability
	0.25	Staff Space (Break Area and Back of House)
	0.25	Transition Areas (Porches and Den)

Figure 5.123 Site Visit Assessment Weighted Criteria Categories

Quality Scoring - Small Home Concept

Weighting 1.00 High 0.75 0.50 Medium 0.25 0.00 Low	Goal	Quality Scoring Ranking 1.00 Low - below average 2.00 3.00 Average - meets requirements but room for improvement 4.00 5.00 High - better or above average VA Guide	Raw Score (out of 50 points) Martinsburg	Harrsionburg	Lyons	Pell	St. Martins	Tuscaloosa	Tucson	Sarah's	Freedom	Grand View
	Resident Experience -											
1.00	Small House (SH) Model Concept (10 - 14 Beds)	5.00	3.00	5.00	2.00	4.00	5.00	5.00	3.00	4.50	2.00	2.00
1.00	Communal Space (Family Dining/ Living)	5.00	3.25	5.00	2.50	4.50	5.00	4.50	3.50	4.50	3.50	3.00
1.00	Home and Resident Privacy (Front Door, Sense of Entry)	5.00	2.50	4.50	2.50	3.00	4.50	4.50	3.00	4.50	2.00	3.00
1.00	Kitchen as Hearth (Functional Kitchen, Family Style Service)	5.00	2.50	4.50	2.50	3.00	4.50	5.00	2.50	4.50	3.25	3.00
	Space Quality -											
0.75	Operational Effectiveness (Staff Work Area in Kitchen)	5.00	3.00	4.00	3.00	4.00	4.00	5.00	3.50	4.00	3.50	3.50
0.75	Daylighting and Outdoor Space	5.00	3.00	4.50	4.00	3.50	3.50	3.75	2.50	4.00	3.50	3.50
0.75	Resident Room (Personalized Space, Non - Clinical)	5.00	3.50	4.00	3.00	4.00	3.50	4.00	3.50	4.50	4.00	3.00
	Safety/ Secure-											
0.50	Resident Security/Safety (Passive and Active Security)	5.00	5.00	5.00	4.00	5.00	5.00	5.00	3.50	4.00	4.00	4.50
	Space Usability											
0.25	Staff Space (Break Area and Back of House)	5.00	3.00	3.50	3.50	3.50	3.50	4.50	2.50	4.00	2.50	2.50
0.25	Transition Areas (Porches and Den)	5.00	3.00	4.50	4.50	3.25	3.25	3.50	3.00	4.50	3.50	2.00
	Total Quality Points	**50.00**	**31.75**	**44.50**	**31.50**	**37.75**	**41.75**	**44.75**	**30.50**	**43.00**	**31.75**	**30.00**

Weighting 1.00 High 0.75 0.50 Medium 0.25 0.00 Low	Goal	Ranked / Weighted Score (out of 36.25 points) VA Guide	Martinsburg	Harrsionburg	Lyons	Pell	St. Martins	Tuscaloosa	Tucson	Sarah's	Freedom	Grand View
	Resident Experience -											
1.00	Small House (SH) Model Concept (10 - 14 Beds)	5.00	3.00	5.00	2.00	4.00	5.00	5.00	3.00	4.50	2.00	2.00
1.00	Communal Space (Family Dining/ Living)	5.00	3.25	5.00	2.50	4.50	5.00	4.50	3.50	4.50	3.50	3.00
1.00	Home and Resident Privacy (Front Door, Sense of Entry)	5.00	2.50	4.50	2.50	3.00	4.50	4.50	3.00	4.50	2.00	3.00
1.00	Kitchen as Hearth (Functional Kitchen, Family Style Service)	5.00	2.50	4.50	2.50	3.00	4.50	5.00	2.50	4.50	3.25	3.00
	Space Quality -											
0.75	Operational Effectiveness (Staff Work Area in Kitchen)	3.75	2.25	3.00	2.25	3.00	3.00	3.75	2.63	3.00	2.63	2.63
0.75	Daylighting and Outdoor Space	3.75	2.25	3.38	3.00	2.63	2.63	2.81	1.88	3.00	2.63	2.63
0.75	Resident Room (Personalized Space, Non - Clinical)	3.75	2.63	3.00	2.25	3.00	2.63	3.00	2.63	3.38	3.00	2.25
	Safety/ Secure-											
0.50	Resident Security/Safety (Passive and Active Security)	2.50	2.50	2.50	2.00	2.50	2.50	2.50	1.75	2.00	2.00	2.25
	Space Usability											
0.25	Staff Space (Break Area and Back of House)	1.25	0.75	0.88	0.88	0.88	0.88	1.13	0.63	1.00	0.63	0.63
0.25	Transition Areas (Porches and Den)	1.25	0.75	1.13	1.13	0.81	0.81	0.88	0.75	1.13	0.88	0.50
	Total Quality Points	**36.25**	**22.38**	**32.88**	**21.00**	**27.31**	**31.44**	**33.06**	**22.25**	**31.50**	**22.50**	**21.88**

Figure 5.124 (Far Left) Site Visit Assessment Scores

Figure 5.125 (Near Left) Site Visit Assessment Weighted Scores

APPENDIX

5.4. Site Visits

(5.4.12 Site Visit Analysis and Value Model cont'd)

The scores produced by this assessment and weighted according to the criteria importance ranking produced a structured analysis of each site as compared to each other (also compared to the ideal scenario presented by the design guide) to help the design team evaluate the stengths and weaknesses of each location.

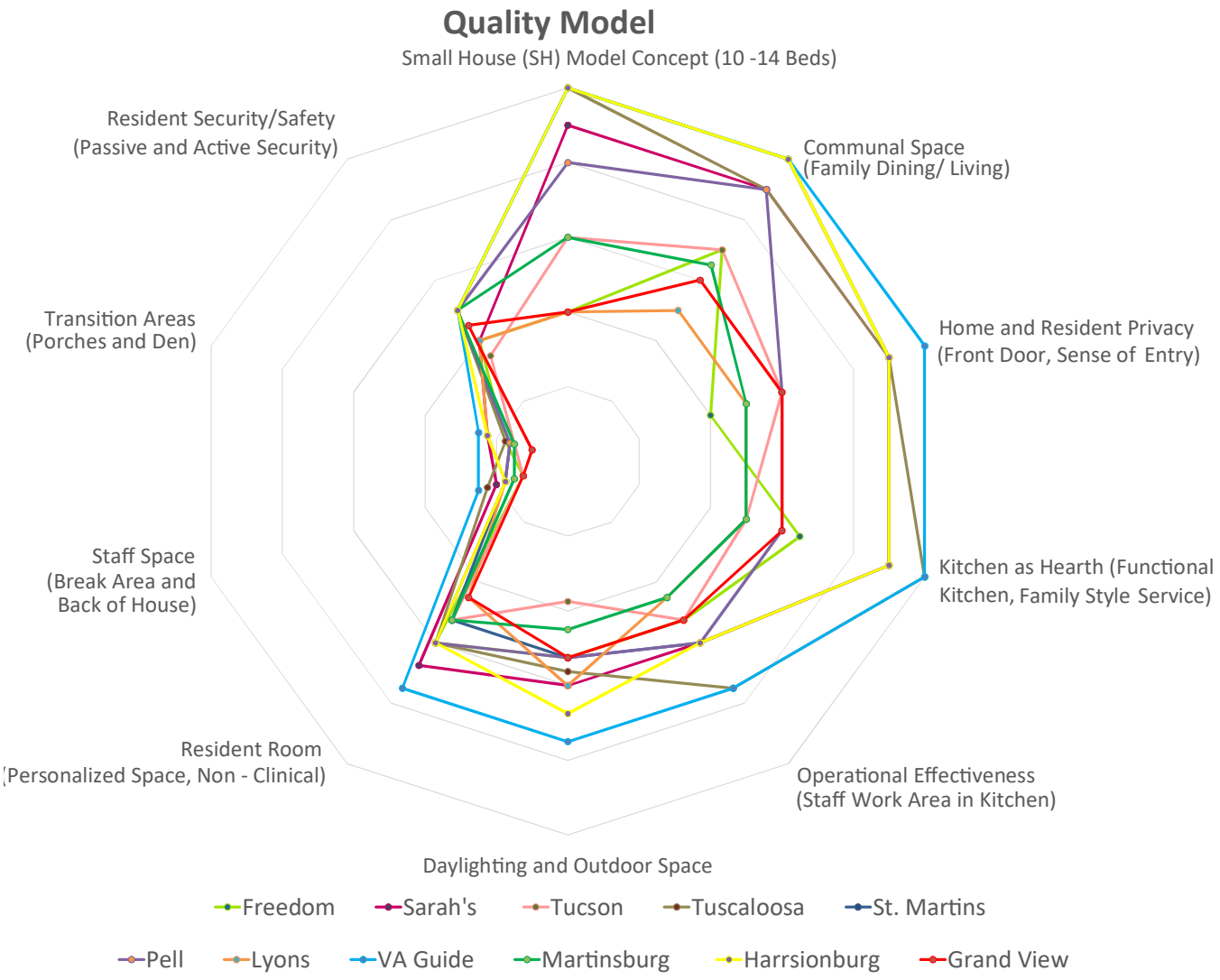


Figure 5.126 Chart of Site Assessment Weighted Scores

APPENDIX

5.4. Site Visits

(5.4.12 Site Visit Analysis and Value Model cont'd)

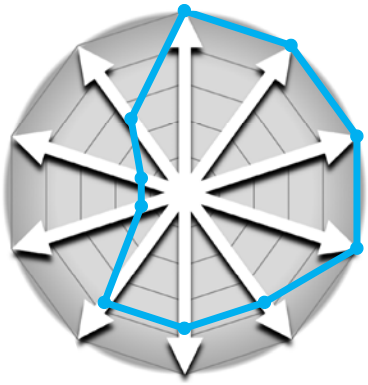


Figure 5.127 Chart of VA Guide Weighted Score (Ideal Case)



Figure 5.128 Chart of Lyons, NJ VAMC Weighted Score

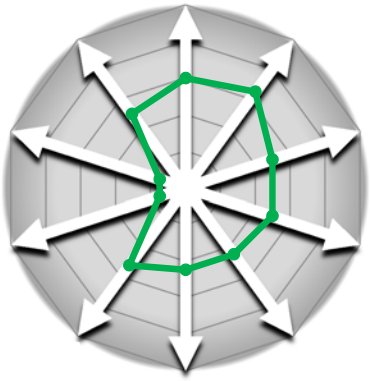


Figure 5.129 Chart of Martinsburg, WV VAMC Weighted Score

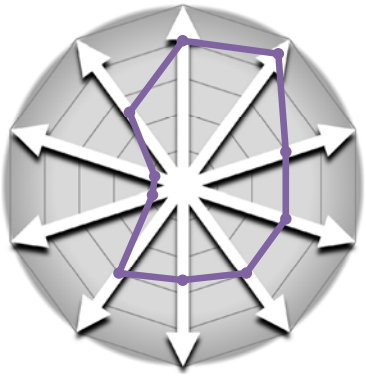


Figure 5.130 Chart of Pell City, AL State Home Weighted Score

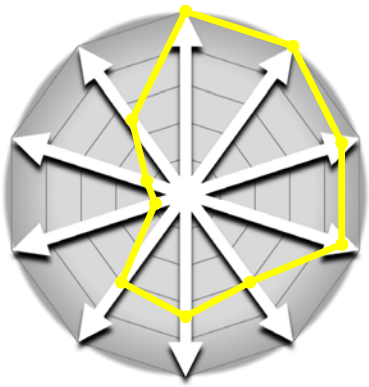


Figure 5.131 Chart of Harrisonburg, VA Woodland Park Weighted Score

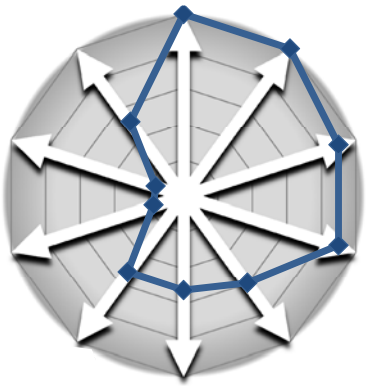


Figure 5.132 Chart of Birmingham, AL St. Martin's in the Pines Weighted Score

APPENDIX

5.4. Site Visits

(5.4.12 Site Visit Analysis and Value Model cont'd)

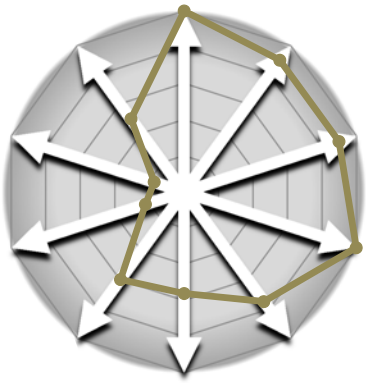


Figure 5.133 Chart of Tuscaloosa, AL VAMC Weighted Score



Figure 5.136 Chart of Phoenix, AZ Freedom Plaza Weighted Score

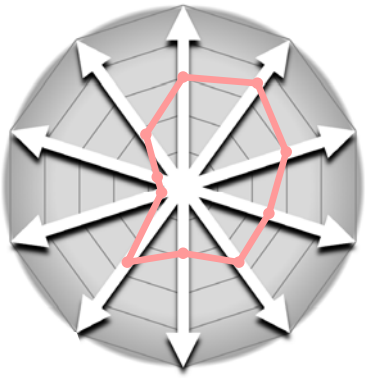


Figure 5.134 Chart of Tucson, AZ State Home Weighted Score

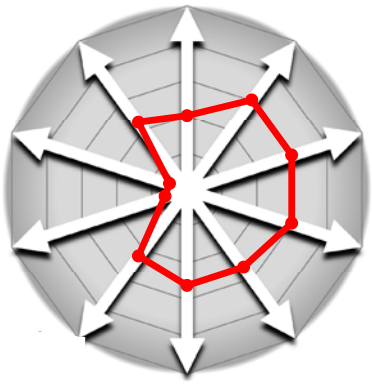


Figure 5.137 Chart of Phoenix, AZ Grandview Terrace Weighted Score

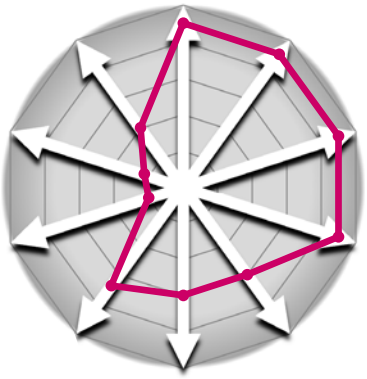


Figure 5.135 Chart of Phoenix, AZ Sarah's Place Weighted Score

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