

SPACE NEEDS INVENTORY LONG TERM CARE

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Space Needs Inventory | Long Term Care

General Notes

1. Color temperature of light fixtures to be 3000k throughout all resident spaces unless otherwise noted. Color tuning light fixtures and controls in resident units and all Commons spaces. While electrical lighting design shall be per electrical narrative and drawings, the comments related to the lighting in this document provide the general design intent that may guide the final lighting design, in case of conflicts.
2. Assume installation of acoustic underlayment at all unit floor materials.
3. Assume solid surface window sills at punched openings.
4. All public restrooms to have touchless sensor faucets with .5 GPM and low-flow toilets with 1.1 GPF. All fixtures to meet EPA WaterSense. Aerators on faucets are PROHIBITED. Flow restrictors to be installed at the base of the lavatory sink or sink faucet.
5. All resident unit bathrooms to have faucets with .5 GPM and low-flow toilets with 1.1 GPF. All fixtures to meet EPA WaterSense. Aerators on faucets are PROHIBITED. Flow restrictors to be installed at the base of the lavatory sink or sink faucet.
6. For all spaces, the following is achieved: Background noise levels do not exceed the thresholds below:

| Sound Pressure Level (SPL) | | Open Workspaces, Dining Areas | Enclosed Offices, Residential Living & Sleeping Areas (Daytime) | Conference Rooms, Classrooms, Residential Sleeping Areas (Nighttime) |
|----------------------------|-----|-------------------------------|---|--|
| Average SPL (L_{eq}) | dBA | 45 | 40 | 35 |
| | dBC | 70 | 65 | 60 |
| Max SPL (L_{Max})p | dBA | 55 | 50 | 45 |
| | dBC | 80 | 75 | 70 |
| Average SPL (L_{eq}) | dBA | 50 | 45 | 40 |
| | dBC | 75 | 70 | 65 |
| Max SPL (L_{Max}) | dBA | 60 | 55 | 50 |
| | dBC | 85 | 80 | 75 |
| Average SPL (L_{eq}) | dBA | 55 | 50 | 45 |
| | dBC | 80 | 75 | 70 |

Space Needs Inventory | Long Term Care

For all spaces except dwelling units, the following is to be achieved:

Spaces meet the maximum $RT_{(60)}$ thresholds in the table below:

| Room Type | Size | $RT_{(60)}$ (seconds) |
|------------------------|--|-----------------------|
| Conference rooms | Refer to Narrative | < 0.6 |
| Classrooms | < 280 m ³ [10,000 ft ³] | < 0.6 |
| | Between 280 m ³ [10,000 ft ³] and 570m ³ [20,000 ft ³] | 0.5 to 0.8 |
| | > 570 m ³ [20,000 ft ³] | 0.6 to 1.0 |
| Lecture halls | < 280 m ³ [10,000 ft ³] | < 0.7 |
| | Between 280 m ³ [10,000 ft ³] and 570m ³ [20,000 ft ³] | 0.6 to 0.9 |
| | > 570 m ³ [20,000 ft ³] | 0.7 to 1.3 |
| Music rehearsal spaces | < 280 m ³ [10,000 ft ³] | < 1.1 |
| | Between 280 m ³ [10,000 ft ³] and 570m ³ [20,000 ft ³] | 1.0 to 1.4 |
| Fitness facilities | < 280 m ³ [10,000 ft ³] | 0.7 to 0.8 |
| | Between 280 m ³ [10,000 ft ³] and 570m ³ [20,000 ft ³] | 0.8 to 1.1 |
| | > 570 m ³ [20,000 ft ³] | 1.0 to 1.8 |

7. For all typical outlet and switch locations, reference applicable code and electrical drawings. For specialty outlet and power / data requirements, also reference the following Space Needs document.

8. For additional information on performance qualities, reference the specifications project manual for CPT (carpet), LVT (luxury vinyl tile), WC2 (Type II wallcovering, VWC3 (Type 3 wall protection), and P (paint).

9. Full height recessed corner guards assumed at all corridor and Commons spaces outside corners including 90 degree and odd angle corners. Surface mount corner guards assumed at all locations with a handrail / lean rail.

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Vestibules C101, C408, C409

Square Foot Area: 194

Function: Transient space for residents and guests

Furniture, Fixtures, Equipment:

Refer to furniture drawing, FF&E Narrative/Spreadsheet

Architectural Finishes

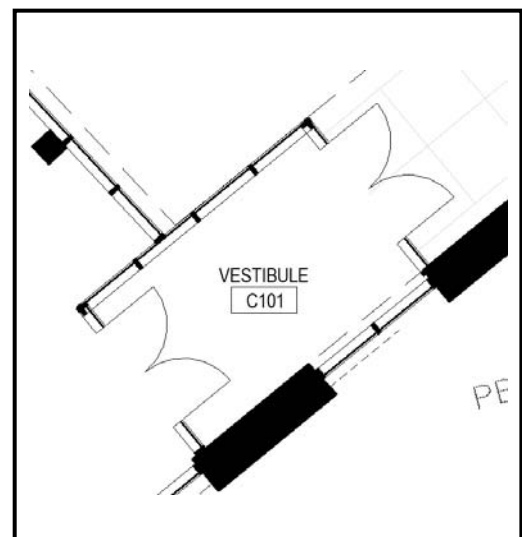
| | |
|---|--|
| Floors: walk-off grate system | Casework: |
| Walls: P (paint), wall base rubber millwork profile, 6" | Lighting: recessed LED down lights @ 1 per 65sf |
| Ceiling: wood veneer plank ceiling with integrated acoustic batting and custom stain | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Lobby C102 and Reception C104

Square Foot Area: 690

Function: Transient space for residents and guests

Furniture, Fixtures, Equipment:

(1) task chair, (4) lounge chairs, (3) side table, (1) coffee table, (1) sofa, decorative drapery, and motorized roller shades

Architectural Finishes

| | |
|---|---|
| Floors: large format porcelain tile, size varies from 12"x24" to 48"x48" with: minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials, installed in decorative pattern; CPT (carpet) | Casework: laminated wood veneer reception desk front with metal reveals and base; recycled glass quartz countertop and transaction counter with: 75% recycled content by weight, materials free of petrochemical and plastic resins, made in the USA, and scratch and UV-resistant |
| Walls: P (paint), wall base rubber millwork profile, 6"; wood veneer paneling; (2) decorative panels adjacent to corridor | Lighting: recessed LED down lights @ 1 per 65sf, surface mounted LED decorative, (3) decorative pendants by Lobby, (2) decorative pendants by Reception Desk |
| Ceiling: P (paint), drywall w/soffits, wood veneer plank ceiling with integrated acoustic batting and custom stain | Special Criteria: additional blocking at windows for drapery and roller shades |

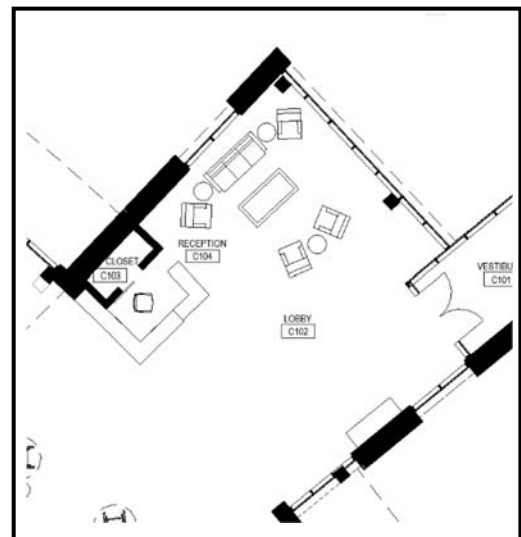
Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points

FD panel and required associated wiring & accessories



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Business Center and Library C113

Square Foot Area: 394

Function: Space for residents and guests to sit and socialize

Furniture, Fixtures, Equipment:

(4) Wing back chairs around (1) upholstered ottoman with (2) side tables; (1) sofa with (2) lounge chairs, (1) coffee table, and (2) side tables; (1) bench; (4) table lamps, decorative drapery, and motorized roller shades

Architectural Finishes

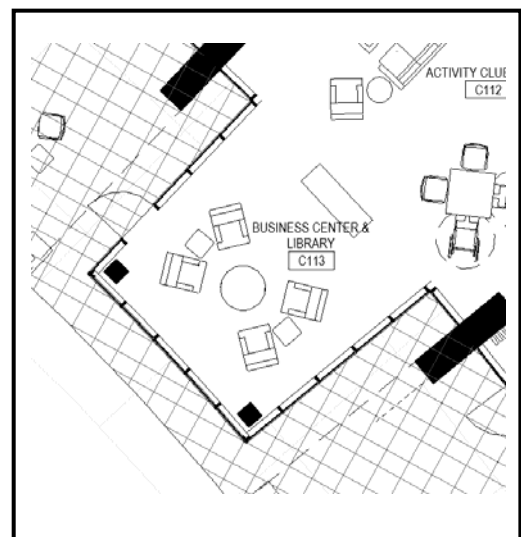
| | |
|--|---|
| Floors: CPT (carpet) | Casework: laminated wood veneer display adjustable shelving and built-in periodical rack |
| Walls: P (paint), wall base rubber millwork profile, 6"; wood veneer paneling | Lighting: recessed LED down lights @ 1 per 65sf, surface mounted LED decorative, (3) decorative pendants |
| Ceiling: P (paint), drywall w/soffits, ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: additional blocking at windows for drapery and roller shades |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Corridors C133, C214, C314

Square Foot Area: 6,761 (total)

Function: Transient space for residents and guests

Furniture, Fixtures, Equipment:

(7) benches and (2) credenzas, motorized roller shades (quantities are totals for all spaces)

Architectural Finishes

| | |
|--|---|
| Floors: large format porcelain tile, size varies from 12"x24" to 48"x48" with: minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials, installed in decorative pattern | Casework: wood handrail with integrated crash rail with: 1,000 lb. peak load, FSC-certified and rapidly renewable wood, LBC Red List materials free, and PVC free |
| Walls: VWC3 (type III wall protection); P (paint) above handrail; wall base rubber millwork profile, 6" | Lighting: recessed LED down lights @ 1 per 65sf, surface mounted LED decorative – assume (1) decorative per every (2) down light; LED decorative sconces @ each resident entry w/ integral signage |
| Ceiling: Ground Floor (C133) : P (paint), drywall w/soffits, wood veneer plank ceiling with integrated acoustic batting and custom stain finish, Typical Floor (C214, C314): P (paint), acoustical drywall w/soffits | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Single Use Public Restroom C115, B233, D232, B332, D333, B433, Barber / Beauty WC C116

Square Foot Area: 42

Function: Bathroom space for residents and guests

Architectural Finishes

| | |
|---|--|
| Floors: large format porcelain tile, size varies from 12"x24" to 48"x48" with: minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials, installed in decorative pattern | Casework: recycled glass quartz floating countertop with: 75% recycled content by weight, materials free of petrochemical and plastic resins, made in the USA, and scratch and UV-resistant; matching apron and integral solid surface bowl |
| Walls: P (paint); coordinating porcelain tile cove wall base; ceramic wall tile @ 48" AFF wainscot on all walls with: 4% recycled content, Green Squared Certified manufacturing process, US sourced materials | Lighting: recessed LED down lights @ 1 per 65sf, (2) decorative sconces on either side of sink |
| Ceiling: ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: All lighting and plumbing fixtures and toilet accessories to be satin nickel |

Accessories:

Wood frame tempered glass mirror, deck mounted touchless soap dispenser, hand dryer, recess mounted trash receptacle; robe hook, toilet paper dispenser, and sanitary napkin disposal; grab bars

Electrical:

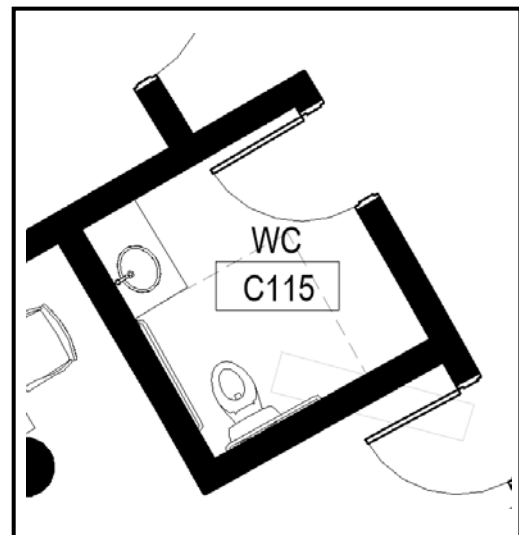
Refer to Electrical Drawings

Plumbing:

Bathroom faucet, satin nickel finish

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Storage (TYP)

Square Foot Area: Varies

Function: BOH storage space

Architectural Finishes

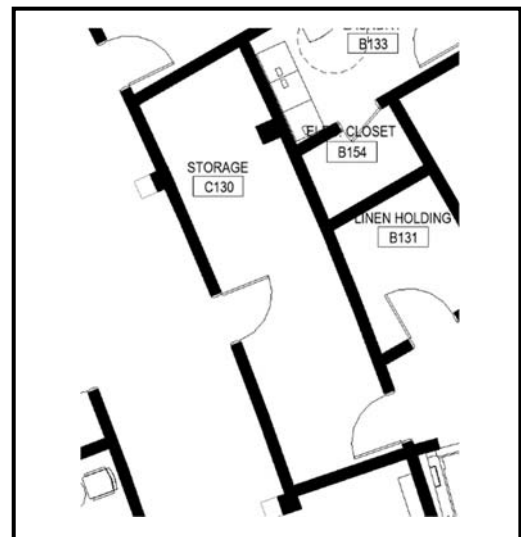
| | |
|---|---|
| Floors: sealed concrete | Casework: |
| Walls: full-height FRP, rubber wall base, 4" | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Activity Club Room C112

Square Foot Area: 567

Function: Space for residents to sit and socialize, hold activities, and play games / cards

Furniture, Fixtures, Equipment:

(1) sofa, (1) upholstered ottoman, (2) side tables, (2) 42" square tables, (1) upholstered lounge chair, (2) table lamps, (1) double sided fireplace

Architectural Finishes

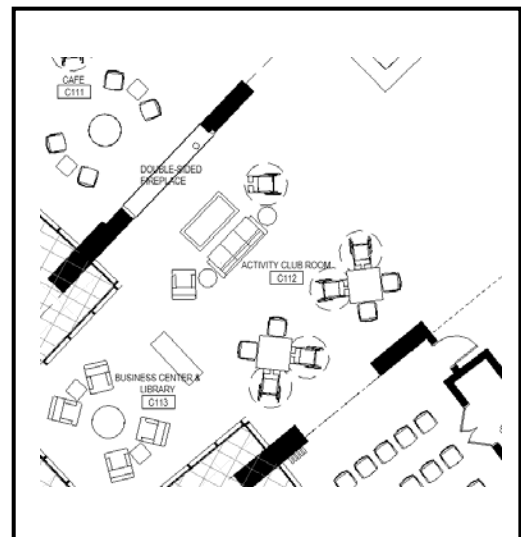
| | |
|--|--|
| Floors: CPT (carpet) | Casework: |
| Walls: P (paint), wood veneer paneling; (2) decorative panels adjacent to corridor | Lighting: recessed LED down lights @ 1 per 65sf, surface mounted LED decorative |
| Ceiling: P (paint), drywall w/soffits, wood veneer plank ceiling with integrated acoustic batting and custom stain finish | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Classroom C114

Square Foot Area: 652

Function: Space for residents to hold activities, arts and crafts, and lifelong learning sessions

Furniture, Fixtures, Equipment:

(30) stackable poly arm chairs; decorative drapery, motorized blackout roller shades

Architectural Finishes

| | |
|--|---|
| Floors: CPT (carpet) | Casework: laminated wood veneer lockable base and upper cabinetry with (1) row of drawers (with heavy duty glides), melamine interiors, and adjustable shelving; recycled glass quartz countertop and backsplash with: 75% recycled content by weight, materials free of petrochemical and plastic resins, made in the USA, and scratch and UV-resistant |
| Walls: P (paint), (1) wall to be writeable dry-erase paint w/ magnetic primer, wall base rubber millwork profile, 6" | Lighting: recessed LED down lights @ 1 per 65sf, Indirect LED fixtures |
| Ceiling: P (paint), drywall w/soffits, ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: moveable partition with custom finishes; sound attenuation insulation within all partitions |

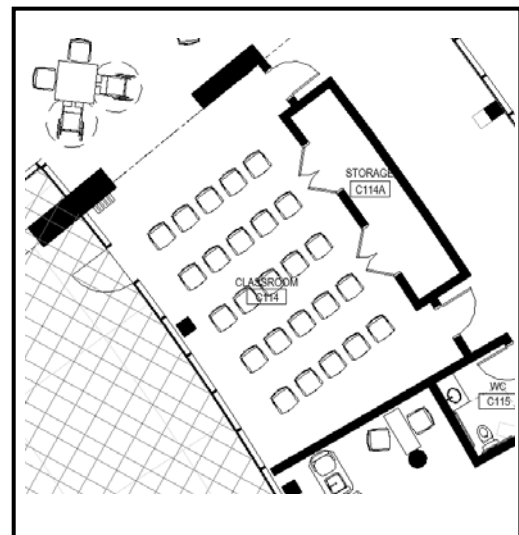
Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points

Smart Conferencing TV



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Barber / Beauty C116

Square Foot Area: 441

Function: Space for residents to have haircuts, manicures, and pedicures

Furniture, Fixtures, Equipment:

(2) hair wash styling stations w/ hydraulic hair wash sink with pivot and tilt features; (2) all-purpose styling chairs, (1) manicure station, (1) upholstered arm chair, (2) task stools, (1) pedicure station, and (2) display shelves

Architectural Finishes

| | |
|---|---|
| Floors: wood look LVT (luxury vinyl tile) plank 10" x 40" with: ashlar installation method | Casework: |
| Walls: P (paint), VWC2 (type II wallcovering) | Lighting: recessed LED down lights @ 1 per 65sf with decorative trim, (3) decorative sconce LED fixtures |
| Ceiling: P (paint), drywall | Special Criteria: |

Electrical:

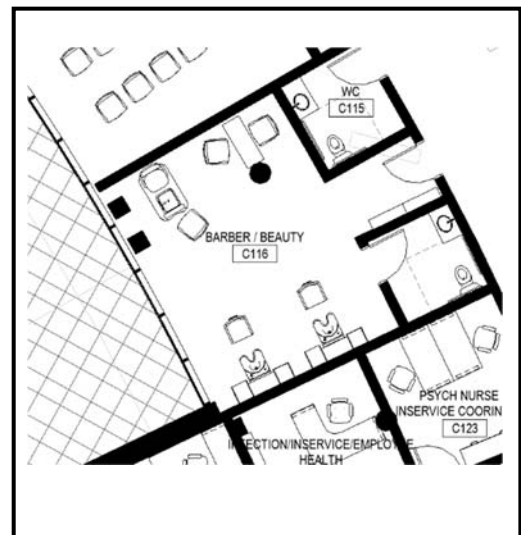
Refer to Electrical Drawings

Plumbing:

See above.

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Theater C132

Square Foot Area: 578

Function: Space for residents to hold watch movies and lifelong learning sessions

Furniture, Fixtures, Equipment:

(12) lounge chairs with front casters, tablet arm, and cup holder; (1) credenza with glass top, acoustic decorative drapery, trash bin

Architectural Finishes

| | |
|--|---|
| Floors: CPT (carpet) | Casework: laminated wood veneer lockable base media cabinet with melamine interiors, and adjustable shelving; recycled glass quartz countertop with: 75% recycled content by weight, materials free of petrochemical and plastic resins, made in the USA, and scratch and UV-resistant, countertop opening for trash bin |
| Walls: P (paint), 60% of walls with fabric wrapped acoustic wall panels, COM fabric; wall base rubber millwork profile, 6" | Lighting: recessed LED down lights @ 1 per 65sf |
| Ceiling: ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content, black finish color | Special Criteria: sound attenuation insulation within all partitions |

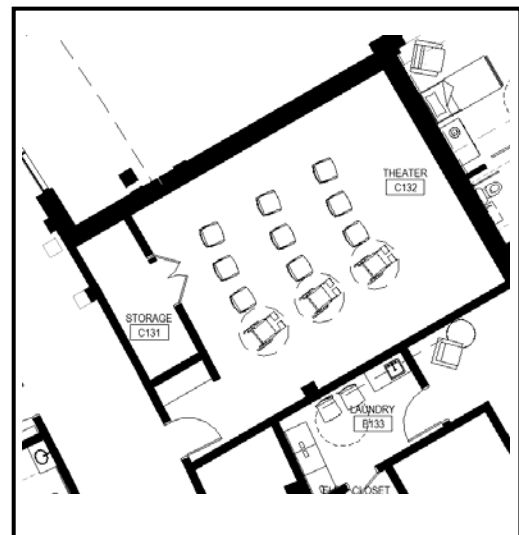
Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points

Ceiling mounted projector, screen, and wall-mounted flat screen, speakers



Room Layout Diagram

Space Needs Inventory | Long Term Care

Admin

Room/Space Name: Offices C117, C118, C119, C121, C122, C123, C124, C125, C126, C307, C404

Square Foot Area: Individual office sizes vary

Function: Admin office

Furniture, Fixtures, Equipment:

1-person Office: (1) L-shape desk, (1) task chair, (2) upholstered arm chairs, (1) book case OR (1) 36" round table, manual roller shades (if on exterior wall)

2-person Office: (2) straight desks, (2) task chairs, (1) lateral file cabinets with shared laminate work surface, manual roller shades (if on exterior wall)

Open Office: (1) straight desks, (1) task chair, (1) lateral file cabinets with shared laminate work surface, manual roller shades (if on exterior wall)

Work Room: (2) straight desk, (2) task chair

Break Room : (2) lounge chairs, (1) side table, manual roller shades

Architectural Finishes

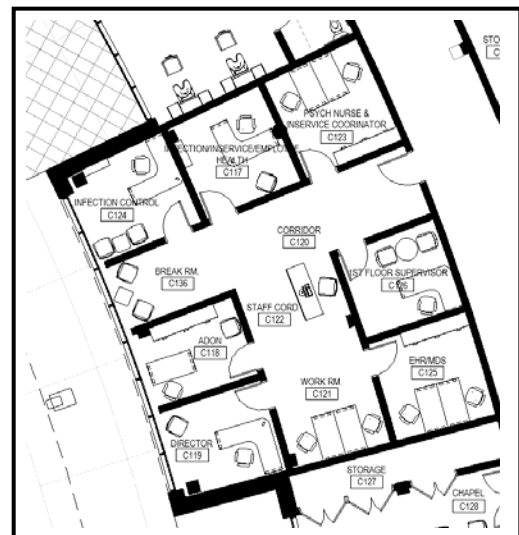
| | |
|--|---|
| Floors: CPT (carpet) | Casework: lower and upper plastic laminate cabinetry with melamine interiors, and adjustable shelving; solid surface counter and backsplash with: minimum 40% recycled content and SCS 3 rd Party Certification |
| Walls: P (paint), wall base rubber millwork profile, 4" | Lighting: recessed LED 2x4s |
| Ceiling: ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Chapel C128

Square Foot Area: 520

Function: Space for residents to hold religious services and meetings

Furniture, Fixtures, Equipment:

(24) upholstered arm chairs with kneelers, (1) lectern, acoustic decorative drapery, and motorized roller shades

Architectural Finishes

| | |
|---|---|
| Floors: CPT (carpet) | Casework: |
| Walls: P (paint), 60% of walls with fabric wrapped acoustic wall panels, COM fabric; wall base rubber millwork profile, 6" | Lighting: recessed LED down lights @ 1 per 65sf, surface mount decorative LED fixtures |
| Ceiling: P (paint), drywall | Special Criteria: sound attenuation insulation within all partitions |

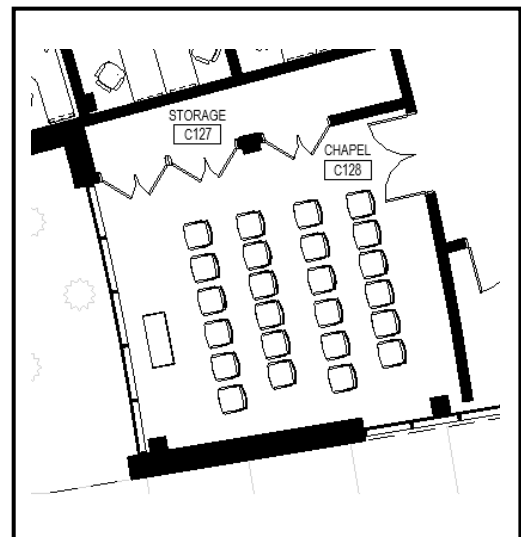
Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points

Ceiling mounted projector and screen



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Pub / Café C109, C111

Square Foot Area: 3,004

Function: Dining space for residents and guests

Furniture, Fixtures, Equipment:

(8) 42" square tables, (3) 36" square tables, (38) upholstered arm chairs, (2) lounge chairs, (5) wing back chairs, (1) 36" round cocktail table, (1) 42" round cocktail table, (1) credenza, motorized roller shades, and decorative valances, (10) 42" outdoor tables, (40) outdoor arm chairs; (1) double-sided gas fireplace

Architectural Finishes

| | |
|--|--|
| Floors: large format porcelain tile, size varies from 12"x24" to 48"x48"with: minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials, installed in decorative pattern; CPT (carpet) | Casework: bar: laminated wood veneer with metal reveals bar base with bag hooks and foot rail; bussing and trash station: laminated wood veneer lockable base cabinetry, melamine interiors, and adjustable shelving with trash/recycling canisters on one side; recycled glass quartz countertop and backsplash at bar and bussing and trash station with: 75% recycled content by weight, materials free of petrochemical and plastic resins, made in the USA, and scratch and UV-resistant; paint-grade chair rail |
| Walls: P (paint); wall base rubber millwork profile, 6"; ceramic tile fireplace surround w/ wood mantel @ café; decorative ceramic tile wall around Pantry | Lighting: recessed LED down lights @ 1 per 65sf, decorative pendant LED fixtures, decorative surface LED |
| Ceiling: P (paint), drywall; wood veneer plank ceiling with integrated acoustic batting and custom stain finish | Special Criteria: additional blocking at windows for drapery and roller shades |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Pantry C110

Square Foot Area: 226

Function: BOH serving space

Furniture, Fixtures, Equipment:

Refer to Food Service Drawings & Narrative

Architectural Finishes

| | |
|--|------------------------------------|
| Floors: quarry tile | Casework: |
| Walls: full height FRP; quarry tile base | Lighting: recessed LED 2x4s |
| Ceiling: scrubbable ACT with: minimum .7 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; mold and mildew resistant finish; and 75% recycled content | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Public Restrooms C105

Square Foot Area: 300

Function: Bathroom space for residents and guests

Architectural Finishes

| | |
|--|---|
| Floors: large format porcelain tile, size varies from 12"x24" to 48"x48" with minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials, installed in decorative pattern | Casework: recycled glass quartz floating countertop with: 75% recycled content by weight, materials free of petrochemical and plastic resins, made in the USA, and scratch and UV-resistant; matching apron and integral solid surface bowls |
| Walls: P (paint); coordinating porcelain tile cove wall base; VWC2 (type II wallcovering) @ sink wall; ceramic tile @ wet wall with: 4% recycled content, Green Squared Certified manufacturing process, US sourced materials | Lighting: recessed LED down lights @ 1 per 65sf, (1) recessed linear LED fixture @ toilet wet wall, and (2) decorative sconces on either side of each sink |
| Ceiling: P (paint), drywall | Special Criteria: All lighting and plumbing fixtures and toilet accessories to be satin nickel |

Accessories:

Wood frame tempered glass mirror, deck mounted touchless soap dispenser (@ each sink), hand dryer, recess mounted trash receptacle; robe hook and toilet paper dispenser (@ each stall), and sanitary napkin disposal (@ women's stalls only).

Electrical:

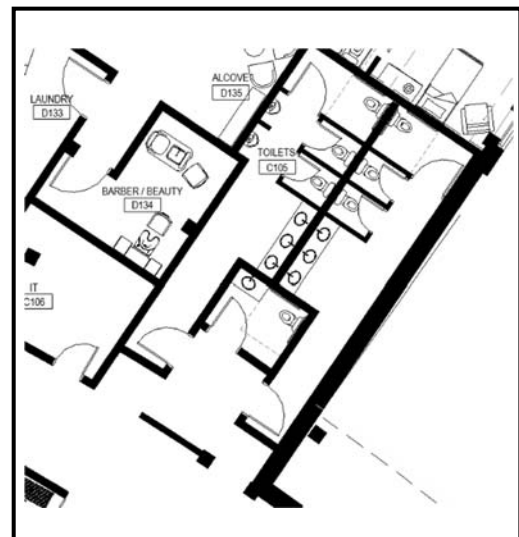
Refer to Electrical Drawings

Plumbing:

Bathroom faucet, satin nickel finish

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: 3 Season Porch C202, C212, C302, C312, C402

Square Foot Area: 239 (per space)

Function: Lounge space for residents and guests

Furniture, Fixtures, Equipment:

(4) lounge chairs and (2) side table, (1) upholstered ottoman, (1) credenza, (1) table lamp, manual roller shades, decorative drapery (quantities are per space)

Architectural Finishes

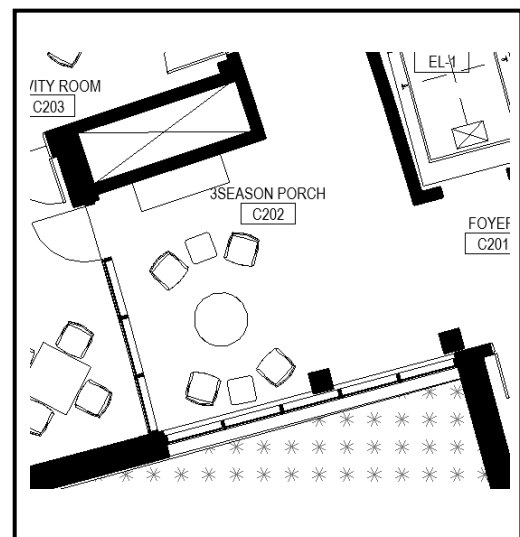
| | |
|--|---|
| Floors: CPT (carpet) | Casework: |
| Walls: P (paint), wall base rubber millwork profile, 6" | Lighting: (2) surface mounted LED decorative |
| Ceiling: P (paint), drywall | Special Criteria: additional blocking at windows for drapery and roller shades |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Multipurpose / Activity Room C203, C205, C209, C211, C303, C305, C309, C311, C405, C407

Square Foot Area: 756 (per space)

Function: Space for residents to hold activities, arts and crafts, and lifelong learning sessions

Furniture, Fixtures, Equipment:

(30) stackable poly arm chairs, (2) 42" square tables, (1) credenza with glass top, decorative drapery, motorized blackout roller shades (quantities are per space)

Architectural Finishes

| | |
|--|---|
| Floors: CPT (carpet) | Casework: |
| Walls: P (paint), (1) wall to be writeable dry-erase paint w/ magnetic primer, wall base rubber millwork profile, 6" | Lighting: recessed LED down lights @ 1 per 65sf, (3) decorative pendant LED fixtures, surface mounted LED decorative |
| Ceiling: P (paint), drywall ; large format ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: |

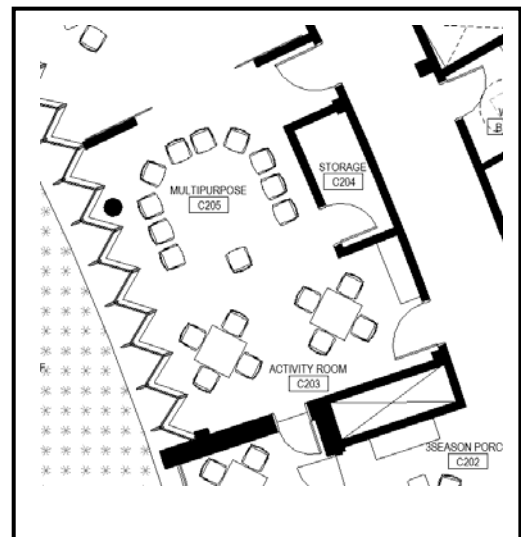
Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points

Ceiling mounted projector and screen



Room Layout Diagram

Space Needs Inventory | Long Term Care

Commons

Room/Space Name: Restorative Space A132, E130, C206, C208, C306, C308, C406

Square Foot Area: 239 (per space)

Function: Fitness space for residents

Furniture, Fixtures, Equipment:

(1) treadmills, (1) elliptical trainers, (1) recumbent bicycles, (1) dumbbell storage, manual roller shades, acoustic decorative drapery (quantities are per space)

Architectural Finishes

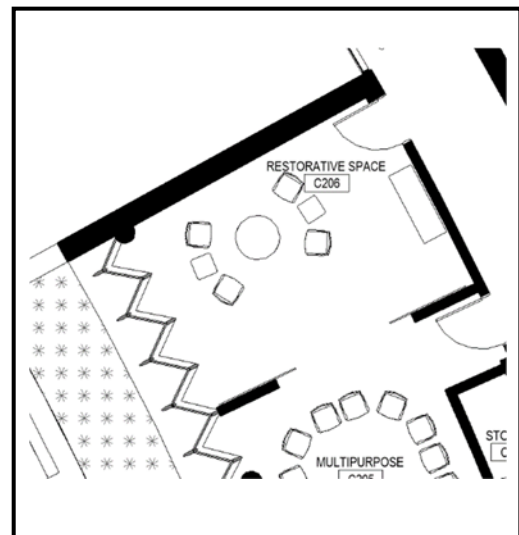
| | |
|--|---|
| Floors: solution dyed textile composite carpet tile with: non-directional installation method; CRI Green Label Plus certification; floating no glue installation with manufacturer-recommended adhesive tabs; 40% pre-consumer recycled content and 15% post-consumer recycled content; backing certified to the Platinum level of the NSF/ANSI 140 Sustainable Assessment for Carpet | Casework: |
| Walls: P (paint), wall base rubber millwork profile, 4" | Lighting: surface mounted LED decorative, (1) decorative pendant LED fixtures, |
| Ceiling: ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content; P (paint), drywall soffits | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Public Corridor to Therapy D038

Square Foot Area: 2,900

Function: Transient space for residents and guests

Furniture, Fixtures, Equipment:

(6) benches

Architectural Finishes

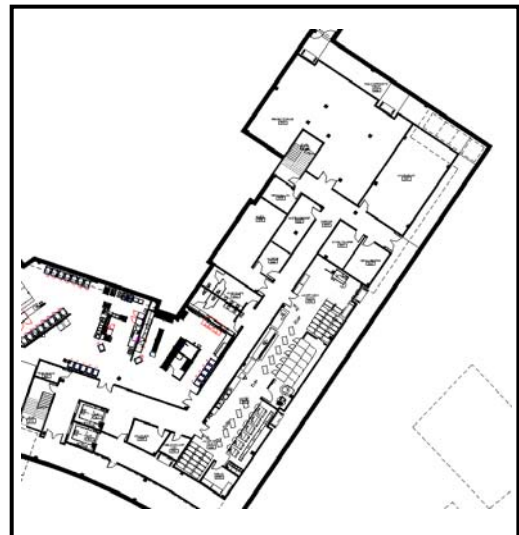
| | |
|---|--|
| Floors: large format porcelain tile, size varies from 12"x24" to 48"x48" with: minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials, installed in decorative pattern | Casework: wood handrail with integrated crash rail with: 1,000 lb. peak load, FSC-certified and rapidly renewable wood, LBC Red List materials free, and PVC free |
| Walls: VWC3 (type III wall protection); PVC-free corner guards installed from top of wall base to underside of lean rail; P (paint) above hand rail; 6" flash cove epoxy base; PVC-free crash rail installed at 10" AFF height | Lighting: recessed LED down lights @ 1 per 65sf, surface mounted LED decorative |
| Ceiling: P (paint), drywall; ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Basement Corridor and Service C031, D045

Square Foot Area: 7,550(total)

Function: Transient space for residents and guests

Architectural Finishes

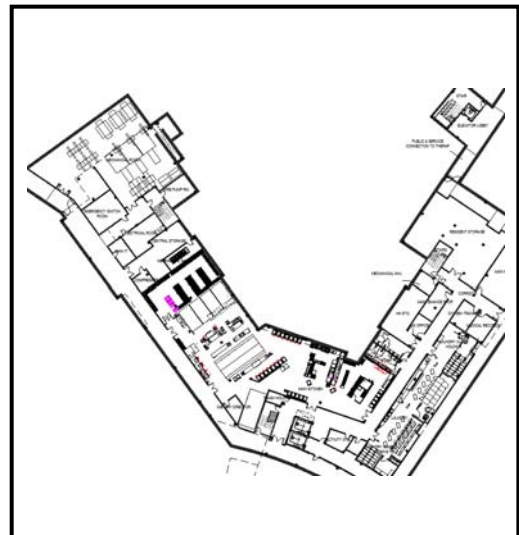
| | |
|--|--|
| Floors: epoxy floor coating with: zero VOC content and urethane with 8 g/l of VOC or less | Casework: wood handrail with integrated crash rail with: 1,000 lb. peak load, FSC-certified and rapidly renewable wood, LBC Red List materials free, and PVC free |
| Walls: FRP wainscotting installed from top of wall base to underside of hand rail; PVC-free corner guards installed from top of wall base to underside of lean rail; P (paint) above hand rail; 6" flash cove epoxy base; PVC-free crash rail installed at 10" AFF height | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Main Pharmacy D037

Square Foot Area: 1,005

Function: Pharmacy space for staff

Furniture, Fixtures, Equipment:

TBD by staff

Architectural Finishes

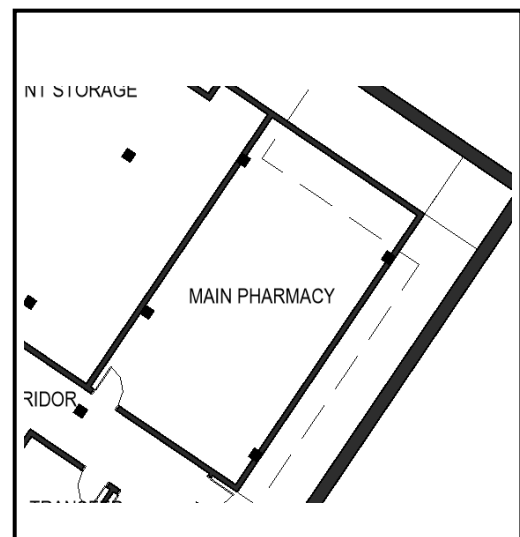
| | |
|--|-------------------------------------|
| Floors: wood look LVT (luxury vinyl tile) plank 10" x 40" with: ashlar installation method | Casework: |
| Walls: P (paint), drywall; wall base rubber millwork profile, 6" | Lighting: Recessed LED 2X4's |
| Ceiling: ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Oxygen Transfer D041

Square Foot Area: 210

Function: Oxygen storage

Architectural Finishes

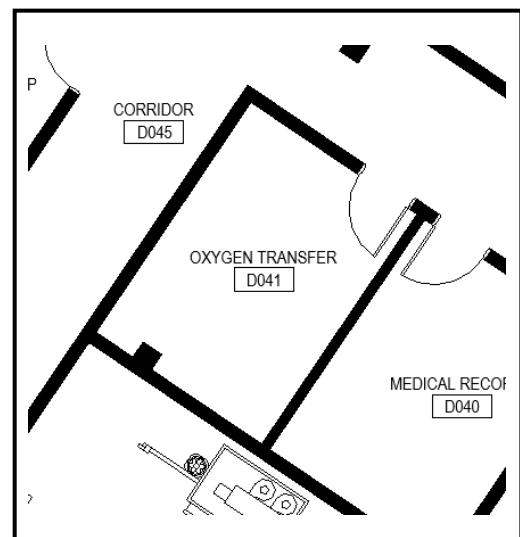
| | |
|--|---|
| Floors: sealed concrete | Casework: |
| Walls: FRP full height; wall base rubber millwork profile, 4" | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Maintenance Shop D039

Square Foot Area: 210

Function: Tool storage

Architectural Finishes

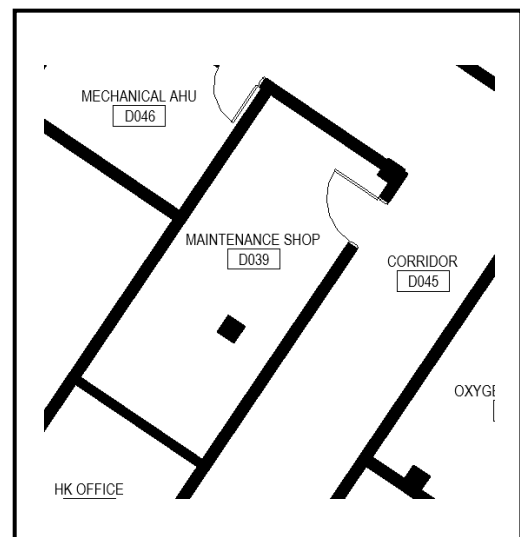
| | |
|--|---|
| Floors: sealed concrete | Casework: |
| Walls: FRP full height; wall base rubber millwork profile, 4" | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Medical Records D040

Square Foot Area: 237

Function: Records storage

Architectural Finishes

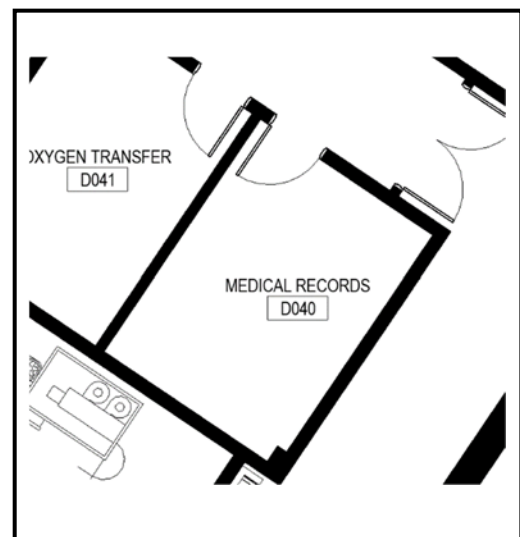
| | |
|--|-------------------------------------|
| Floors: sealed concrete | Casework: |
| Walls: FRP full height; wall base rubber millwork profile, 4" | Lighting: Recessed LED 2X4's |
| Ceiling: ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Admin

Room/Space Name: Housekeeping Office D035

Square Foot Area: 88

Function: Office

Furniture, Fixtures, Equipment:

(1) straight desk, (1) task chair

Architectural Finishes

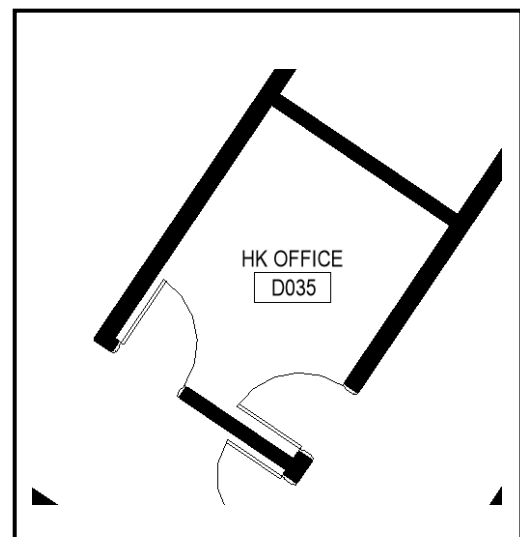
| | |
|--|------------------------------------|
| Floors: epoxy floor coating with: zero VOC content and urethane with 8 g/l of VOC or less | Casework: |
| Walls: P (paint), drywall; wall base rubber millwork profile, 4" | Lighting: recessed LED 2x4s |
| Ceiling: ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Admin

Room/Space Name: Dietary Director E031

Square Foot Area: 98

Function: Office

Furniture, Fixtures, Equipment:

(1) straight desk, (1) task chair

Architectural Finishes

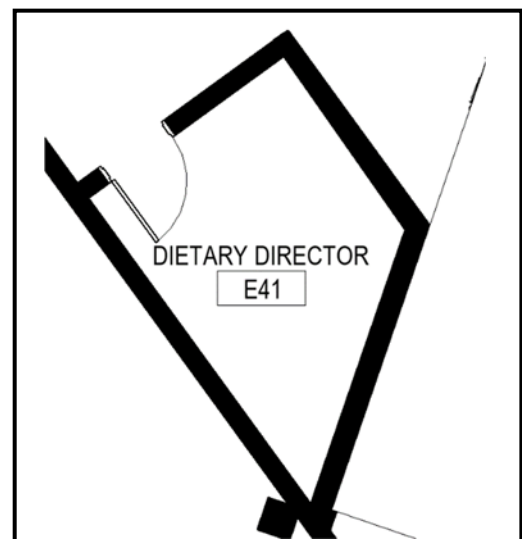
| | |
|--|------------------------------------|
| Floors: epoxy floor coating with: zero VOC content and urethane with 8 g/l of VOC or less | Casework: |
| Walls: P (paint), drywall; wall base rubber millwork profile, 4" | Lighting: recessed LED 2x4s |
| Ceiling: ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Laundry Clean Holding D034

Square Foot Area: 502

Function: Laundry storage

Furniture, Fixtures, Equipment:

Refer to Laundry Service Drawings and Narratives

Architectural Finishes

| | |
|--|---|
| Floors: epoxy floor coating with: zero VOC content and urethane with 8 g/l of VOC or less | Casework: |
| Walls: FRP full height; 6" flash cove epoxy base | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

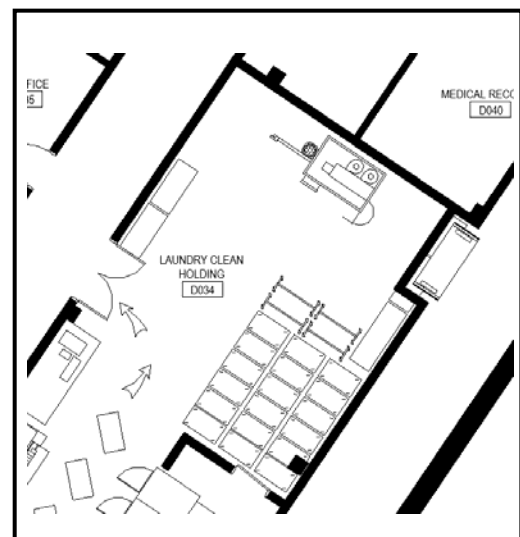
Refer to Electrical Drawings

Plumbing:

Service sink

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Laundry Soiled D032

Square Foot Area: 506

Function: Soiled laundry

Furniture, Fixtures, Equipment:

Refer to Laundry Service Drawings and Narratives

Architectural Finishes

| | |
|--|---|
| Floors: epoxy floor coating with: zero VOC content and urethane with 8 g/l of VOC or less | Casework: |
| Walls: FRP full height; 6" flash cove epoxy base | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

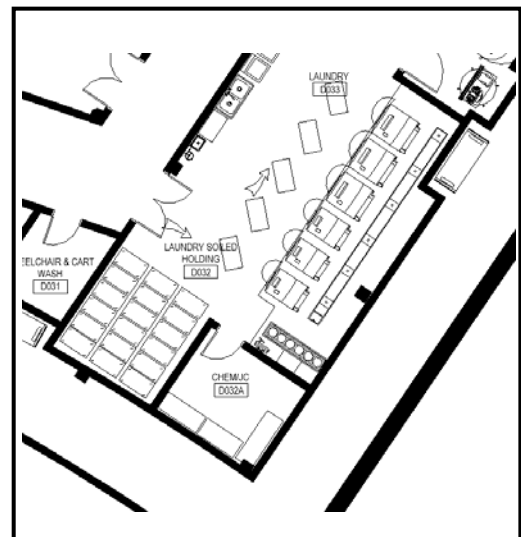
Refer to Electrical Drawings

Plumbing:

Mop sink

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Wheelchair and Cart Wash D031

Square Foot Area: 102

Function: Washing wheelchairs and carts

Architectural Finishes

| | |
|--|---|
| Floors: epoxy floor coating with: zero VOC content and urethane with 8 g/l of VOC or less | Casework: |
| Walls: FRP full height; 6" flash cove epoxy base | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

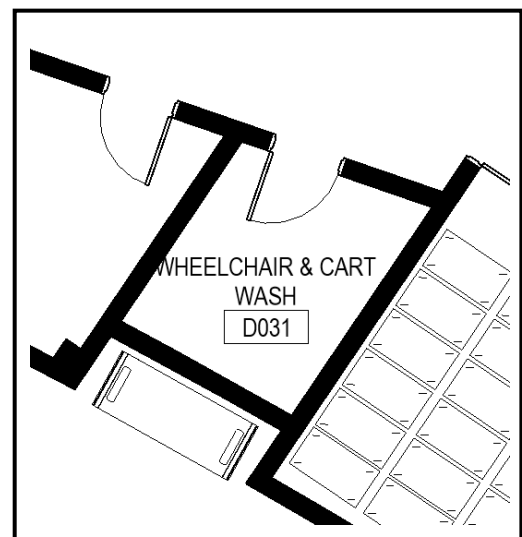
Refer to Electrical Drawings

Plumbing:

Sink and hose

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Staff Bathrooms D044

Square Foot Area: 433 (total)

Function: Bathroom space for residents and guests

Architectural Finishes

| | |
|---|---|
| Floors: porcelain tile, size: 12"x24" with: minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials, installed in decorative pattern | Casework: recycled glass quartz floating countertop with: 75% recycled content by weight, materials free of petrochemical and plastic resins, made in the USA, and scratch and UV-resistant; matching apron and integral solid surface bowls |
| Walls: P (paint); coordinating porcelain tile cove wall base; ceramic tile @ wet wall with: 4% recycled content, Green Squared Certified manufacturing process, US sourced materials | Lighting: recessed LED down lights @ 1 per 65sf, (1) recessed linear LED fixture @ toilet wet wall, and (2) decorative sconces on either side of each sink |
| Ceiling: P (paint), drywall | Special Criteria: All lighting and plumbing fixtures and toilet accessories to be satin nickel |

Accessories:

Tempered glass mirror, deck mounted touchless soap dispenser (@ each sink), hand dryer, recess mounted trash receptacle; robe hook and toilet paper dispenser (@ each stall), and sanitary napkin disposal (@ women's stalls only).

Electrical:

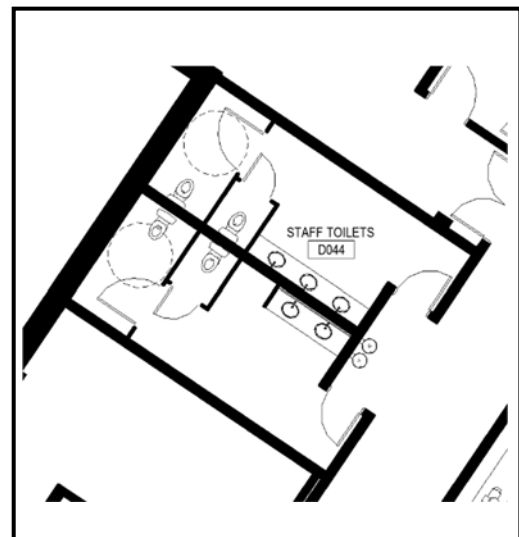
Refer to Electrical Drawings

Plumbing:

Bathroom faucet, satin nickel finish

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Main Kitchen E030

Square Foot Area: 6,724

Function: Food cooking, preparation, and storage

Furniture, Fixtures, Equipment:

Refer to the Food Service Drawings and Narrative

Architectural Finishes

| | |
|--|---|
| Floors: quarry tile | Casework: |
| Walls: FRP full height; coordinating 6" quarry tile base | Lighting: recessed LED 2x2s (commercial kitchen rated) |
| Ceiling: scrubbable ACT with: minimum .7 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; mold and mildew resistant finish; and 75% recycled content | Special Criteria: |

Electrical:

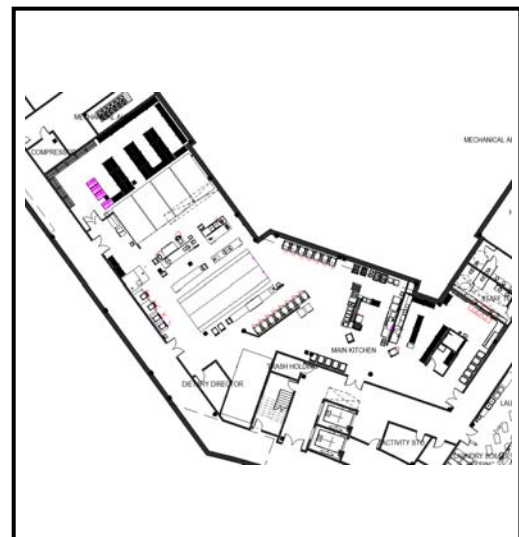
Refer to Electrical Drawings

Plumbing:

Refer to the Food Service Drawings and Narrative

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Service

Room/Space Name: Mechanical, Emergency Switch, or Electrical Storage / IT (TYP)

Square Foot Area: Varies

Function: BOH mechanical / electrical / IT

Furniture, Fixtures, Equipment:

Refer to Mechanical and Electrical drawings for respective equipment information

Architectural Finishes

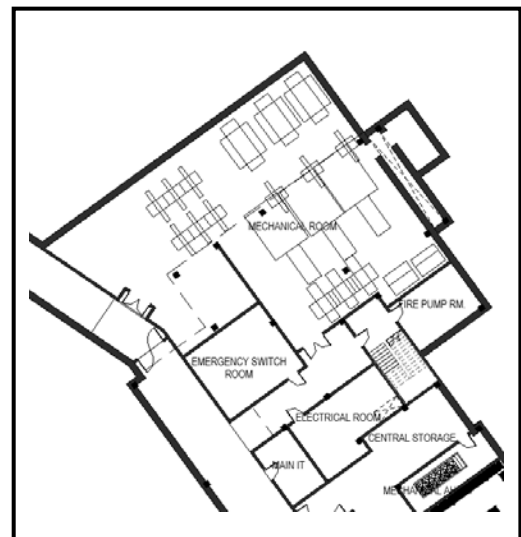
| | |
|---|---|
| Floors: sealed concrete | Casework: |
| Walls: full-height FRP, rubber wall base, 4" | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Resident Units

Room/Space Name: Private Unit (TYP) and Bariatric Unit (TYP)

Square Foot Area: 322

Function: Personal space for residents

Furniture, Fixtures, Equipment:

Bed with expandable width and height, underbed lighting, and can drop to 7.5"; nightstand, lounge chair, (1) arm chair; footwall furniture that includes: bureau, desk, and wardrobe; table lamp, bedding, shower curtain and liner, manual roller shades, TV, ceiling lift with integrated barn door track

Architectural Finishes

| | |
|--|--|
| <p>Living Area Floors: wood look LVT (luxury vinyl tile) plank 10" x 40" with: ashlar installation method Bathroom Floors: porcelain tile, size 2"x2" with: minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials</p> | <p>Casework: residential prefab base cabinetry with slow-close drawers (with heavy duty glides); recycled solid surface countertop, backsplash, and integral bowl with: minimum 40% recycled content and SCS 3rd Party Certification; picture rail; pass through storage to include single lockable door: top shelving for clean, middle shelving for laptop drawer, and bottom space for hamper</p> |
| <p>Walls: P (paint), wall base rubber millwork profile, 4"; coordinating porcelain tile cove wall base (@ bathroom only); PVC-free wood-look sheet vinyl panel @ headwall with med gas niche concealed behind recessed-mounted art panel, 360 deg adjustability</p> | <p>Lighting: recessed LED down lights @ 1 per 65sf, vanity LED light @ Bathroom; surface mounted LED decorative @ Bedroom; integral LED strip @ headwall; LED pendant light</p> |
| <p>Ceiling: P (paint), drywall</p> | <p>Special Criteria: zero threshold shower w/ full tile enclosure and tile ledge for toiletries</p> |

Accessories:

(1) robe hook, (1) hand towel hook, (1) 24" towel bar,
(1) toilet paper holder, white drop-down grab bars, mirror, medicine cabinet with mirror, shower curtain rod, closet rod

Electrical:

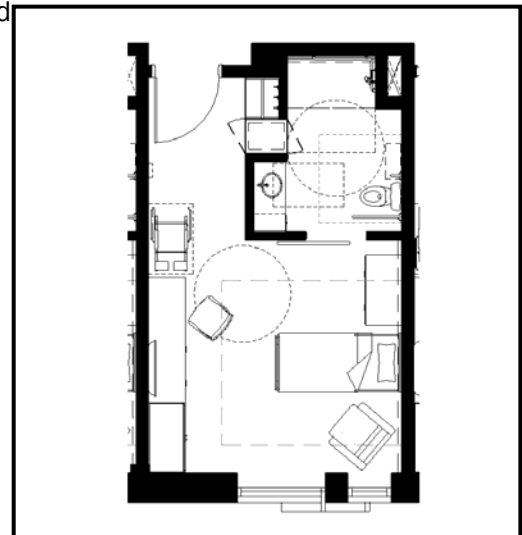
USB port @ bedside table outlets and desk outlet
Dimming controls, accessible outlet for electric wheelchair

Plumbing:

Bathroom faucet, satin nickel finish
Trench drain along back shower wall, satin nickel finish

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Resident Units

Room/Space Name: Semi-Private Unit (TYP)

Square Foot Area: 366

Function: Personal space for residents

Furniture, Fixtures, Equipment:

Bed with expandable width and height, underbed lighting, and can drop to 7.5"; nightstand, lounge chair, (1) arm chair; footwall furniture that includes: bureau, desk, and wardrobe; table lamp, bedding, shower curtain and liner, manual roller shades, TV, ceiling lift with integrated barn door track

Architectural Finishes

| | |
|--|--|
| <p>Living Area Floors: wood look LVT (luxury vinyl tile) plank 10" x 40" with: ashlar installation method Bathroom Floors: porcelain tile, size 2"x2" with: minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials</p> | <p>Casework: residential prefab base cabinetry with slow-close drawers (with heavy duty glides); recycled solid surface countertop, backsplash, and integral bowl with: minimum 40% recycled content and SCS 3rd Party Certification; picture rail; pass through storage to include single lockable door: top shelving for clean, middle shelving for laptop drawer, and bottom space for hamper</p> |
| <p>Walls: P (paint), wall base rubber millwork profile, 4"; coordinating porcelain tile cove wall base (@ bathroom only); PVC-free wood-look sheet vinyl panel @ headwall with med gas niche concealed behind recessed-mounted art panel, 360 deg adjustability</p> | <p>Lighting: recessed LED down lights @ 1 per 65sf, vanity LED light @ Bathroom; surface mounted LED decorative @ Bedroom; integral LED strip @ headwall; LED pendant light</p> |
| <p>Ceiling: P (paint), drywall</p> | <p>Special Criteria: zero threshold shower w/ full tile enclosure and tile ledge for toiletries</p> |

Accessories:

(1) robe hook, (1) hand towel hook, (1) 24" towel bar,
(1) toilet paper holder, white drop-down grab bars, mirror, medicine cabinet with mirror, shower curtain rod, closet rod

Electrical:

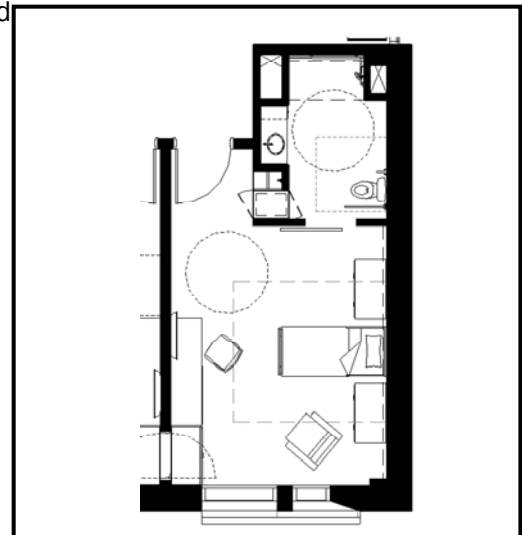
USB port @ bedside table outlets and desk outlet
Dimming controls, accessible outlet for electric wheelchair

Plumbing:

Bathroom faucet, satin nickel finish
Trench drain along back shower wall, satin nickel finish

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Corridors

Room/Space Name: Corridors A153, B153, D157, E154, A253, B256, D157, E254, A352, B357, D358, A452, B457, E354

Square Foot Area: 2,276 (per space)

Function: Transient space for residents and guests

Furniture, Fixtures, Equipment:

(1) credenza, and (1) task chair at nurse station (quantities are per space)

Architectural Finishes

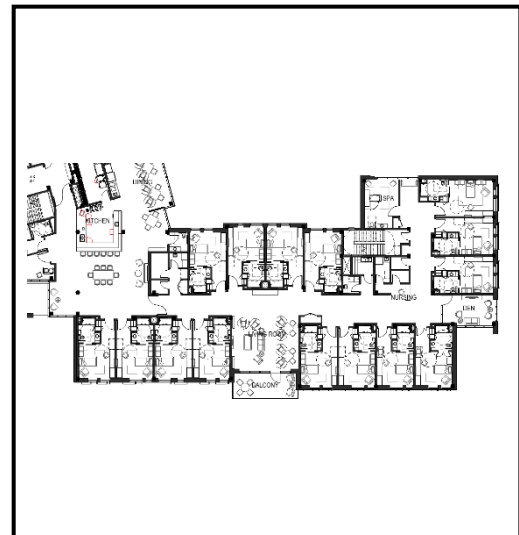
| | |
|---|--|
| Floors: CPT (carpet) | Casework: laminated wood veneer window seat with attached polyurethane cushions - assume quantity (1) per wing; wood handrail with integrated crash rail with: 1,000 lb. peak load, FSC-certified and rapidly renewable wood, LBC Red List materials free, and PVC free; (1) built-in nurse station: laminated wood veneer front with solid surface counters with: minimum 40% recycled content and SCS 3 rd Party Certification |
| Walls: VWC3 (type III wall protection installed from top of wall base to underside of lean rail; PVC-free corner guards installed from top of wall base to underside of handrail; P (paint) above; wall base rubber millwork profile, 6" | Lighting: recessed LED down lights @ 1 per 65sf, surface mounted LED decorative; LED decorative sconces @ each resident entry w/ integral signage; pendant lights at nurse station |
| Ceiling: P (paint), drywall w/ soffits; ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content; wood veneer plank ceiling with integrated acoustic batting and custom stain finish | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Commons

Room/Space Name: Nurse Lounge A130, E131, A230, E231, A330, E331, A430

Square Foot Area: 213 (per space)

Function: Lounge space for nurses and staff

Furniture, Fixtures, Equipment:

(4) lounge chairs and (2) side tables, (1) credenza, (1) table lamp, manual roller shades, decorative drapery, metal lockers (quantities are per space)

Architectural Finishes

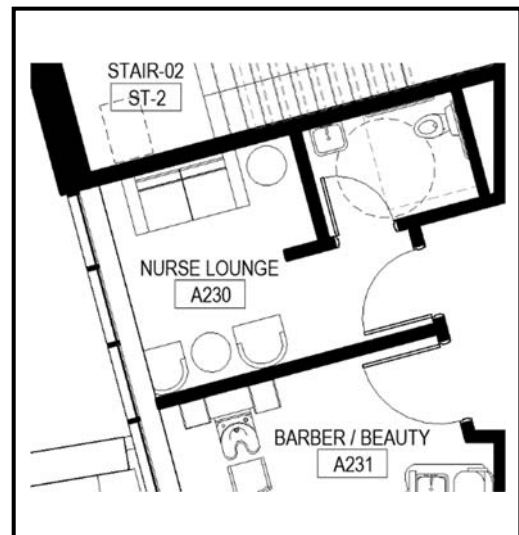
| | |
|--|---|
| Floors: CPT (carpet) | Casework: |
| Walls: P (paint), wall base rubber millwork profile, 4" | Lighting: recessed LED down lights @ 1 per 65sf |
| Ceiling: ACT with: minimum .85 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; and 75% recycled content | Special Criteria: additional blocking at windows for drapery and roller shades |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Commons

Room/Space Name: Barber / Beauty A131, D134, A231, D235, A331, D335, A431

Square Foot Area: 145 (per space)

Function: Space for residents to have haircuts, manicures, and pedicures

Furniture, Fixtures, Equipment:

(1) hair wash styling station w/ hydraulic hair wash sink with pivot and tilt features; (1) all-purpose styling chair, (1) manicure station, (1) upholstered arm chair, (1) task stool, (1) pedicure mobile bowl (quantities are per space)

Architectural Finishes

| | |
|---|--|
| Floors: wood look LVT (luxury vinyl tile) plank 10" x 40" with: ashlar installation method | Casework: |
| Walls: P (paint), VWC2 (type II wallcovering) | Lighting: recessed LED down lights with decorative trim, decorative sconce LED fixtures |
| Ceiling: P (paint), drywall | Special Criteria: |

Electrical:

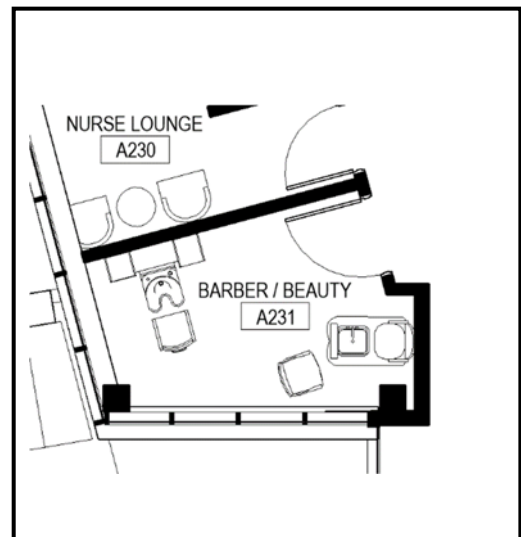
Refer to Electrical Drawings

Plumbing:

See above

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Commons

Room/Space Name: Dining A151, B151, D155, E151, A251, B254, D255, E251, A350, B354, D356, E351, A450, B454

Square Foot Area: 1,083 (per space)

Function: Dining space for residents and guests

Furniture, Fixtures, Equipment:

(3) 42" square tables, (1) 42"x96" table, (16) upholstered arm chairs, (2) lounge chairs, (1) cocktail table, (1) credenza, manual roller shades, and decorative valances (quantities are per space)

Architectural Finishes

| | |
|--|---|
| Floors: wood look LVT (luxury vinyl tile) plank 10" x 40" with: ashlar installation method | Casework: PVC-free chair rail |
| Walls: P (paint); wall base rubber millwork profile, 6"; ceramic tile fireplace surround with wood mantel | Lighting: recessed LED down lights @ 1 per 65sf, decorative pendant LED fixtures |
| Ceiling: P (paint), drywall; wood veneer plank ceiling with integrated acoustic batting and custom stain finish | Special Criteria: additional blocking at windows for drapery and roller shades, electric fireplace |

Electrical:

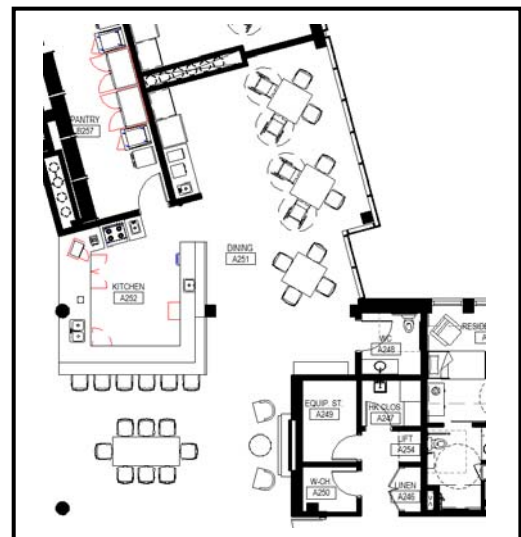
Refer to Electrical Drawings

Plumbing:

Hand sink by the Nourishment Station.

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Commons

Room/Space Name: Kitchen A152, B152, D156, E152, A251, B255, D256, E252, A351, B355, D357, E352, A451, B455

Square Foot Area: 300 (per space)

Function: Residential kitchen space for residents and guests

Furniture, Fixtures, Equipment:

(3) upholstered arm chairs (quantities are per space)

Architectural Finishes

| | |
|--|---|
| Floors: wood look LVT (luxury vinyl tile) plank 10" x 40" with: ashlar installation method | Casework: prefabricated residential-style base and upper cabinetry with slow-close drawers (heavy duty glides), pull-out drawers in base cabinets and lazy susans in corner cabinets; island: prefabricated residential-style paneling to match kitchen; recycled glass quartz countertop and backsplash with: 75% recycled content by weight, materials free of petrochemical and plastic resins, made in the USA, and scratch and UV-resistant |
| Walls: P (paint); wall base rubber millwork profile, 6"; ceramic tile backsplash with: 4% recycled content, Green Squared Certified manufacturing process, US sourced materials | Lighting: recessed LED down lights @ 1 per 65sf |
| Ceiling: P (paint), drywall; | Special Criteria: |

Electrical:

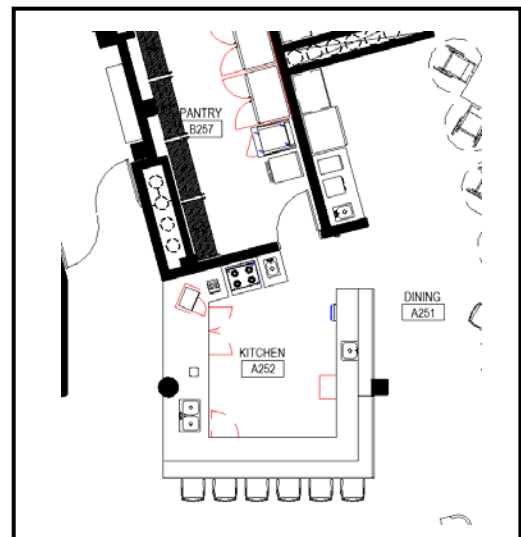
Refer to Electrical Drawings

Plumbing:

Refer to Food Service drawings and narratives

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Service

Room/Space Name: Pantry B150, D157, E153, B257, B356, E253, E353, B456

Square Foot Area: 280 (per space)

Function: BOH serving and prep space

Furniture, Fixtures, Equipment:

Refer to Food Service Drawings

Architectural Finishes

| | |
|--|------------------------------------|
| Floors: quarry tile | Casework: |
| Walls: full height FRP; quarry tile base | Lighting: recessed LED 2x4s |
| Ceiling: scrubbable ACT with: minimum .7 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; mold and mildew resistant finish; and 75% recycled content | Special Criteria: |

Electrical:

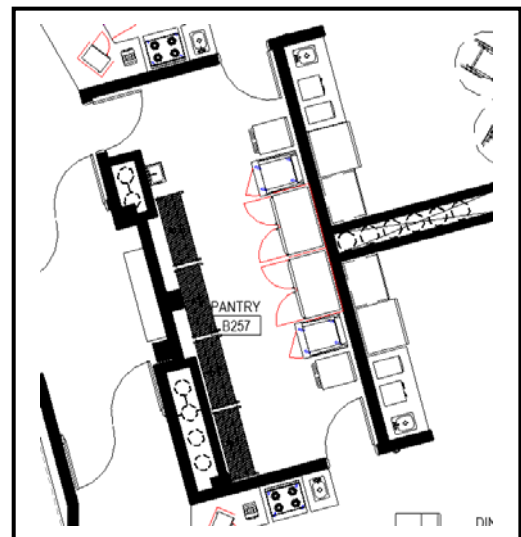
Refer to Electrical Drawings

Plumbing:

Refer to Food Service drawings and narratives

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Commons

Room/Space Name: Living Room A133, B134, D136, E132, A233, B236, D237, E232, A333, B336, D337, E332, A433, B436

Square Foot Area: 451 (per space)

Function: Space for residents and guests to sit and socialize

Furniture, Fixtures, Equipment:

(1) Wing back chairs around (1) upholstered ottoman with (2) side tables, (1) sofa; (2) 42" round activity tables, (4) upholstered arm chairs; decorative drapery, and manual roller shades, TV; (1) outdoor 42" round table, (4) outdoor café chairs, (2) outdoor lounge chairs, (1) outdoor side table (quantities are per space)

Architectural Finishes

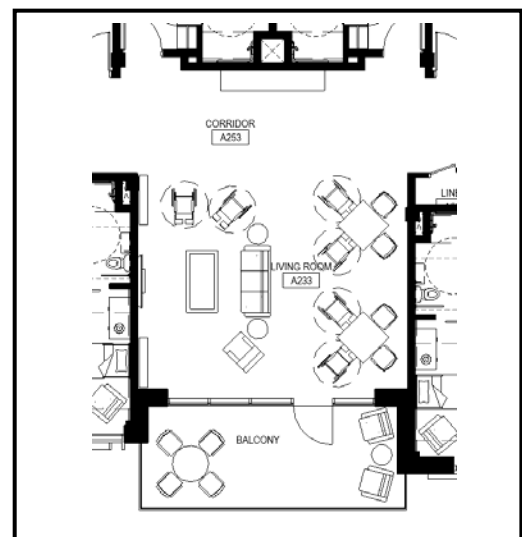
| | |
|--|---|
| Floors: CPT (carpet) | Casework: laminated wood veneer display adjustable shelving and built-in periodical rack |
| Walls: P (paint), wall base rubber millwork profile, 6"; | Lighting: recessed LED down lights @ 1 per 65sf, surface mounted decorative fixtures |
| Ceiling: P (paint), drywall w/soffits, wood veneer plank ceiling with integrated acoustic batting and custom stain finish | Special Criteria: additional blocking at windows for drapery and roller shades |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Commons

Room/Space Name: Den A135, B136, D138, E134, A235, B238, D239, E234, A335, B338, D339, E334, A435, B438

Square Foot Area: 240 (per space)

Function: Lounge space for residents and guests

Furniture, Fixtures, Equipment:

(2) lounge chairs, (2) side tables, (1) loveseat (pullout), (1) recliner, (1) media cabinet, (2) table lamps, manual roller shades, decorative drapery, TV (quantities are per space)

Architectural Finishes

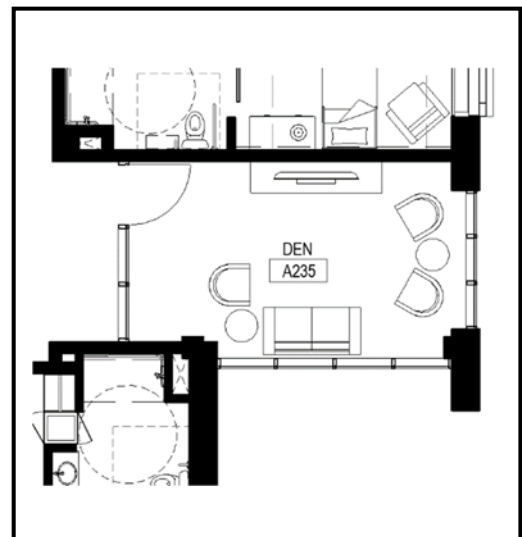
| | |
|--|--|
| Floors: CPT (carpet) | Casework: |
| Walls: P (paint), wall base rubber millwork profile, 6" | Lighting: recessed LED down lights @ 1 per 65sf, surface mounted LED decorative |
| Ceiling: P (paint), drywall | Special Criteria: additional blocking at windows for drapery and roller shades |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Service

Room/Space Name: Housekeeping Closet (TYP)

Square Foot Area: 47

Function: BOH housekeeping storage and utilities

Architectural Finishes

| | |
|---|---|
| Floors: sealed concrete | Casework: |
| Walls: full-height FRP, rubber wall base, 4" | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

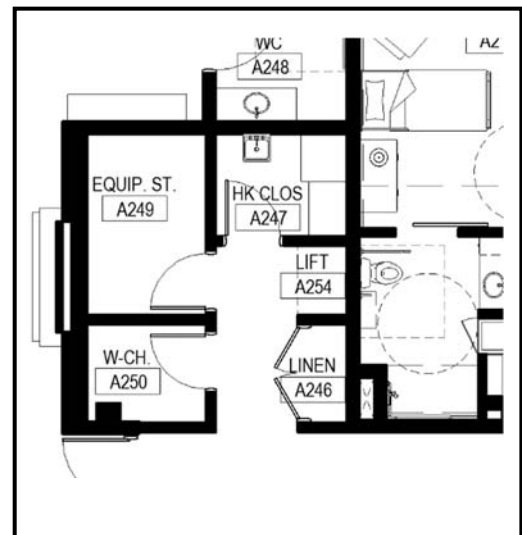
Refer to Electrical Drawings

Plumbing:

(1) mop sink

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Service

Room/Space Name: Soiled Linen (TYP)

Square Foot Area: 57

Function: BOH soiled linen storage

Architectural Finishes

| | |
|--|---|
| Floors: epoxy floor coating with: zero VOC content and urethane with 8 g/l of VOC or less | Casework: lower and upper plastic laminate cabinetry with melamine interiors, and adjustable shelving; solid surface counter and backsplash with: minimum 40% recycled content and SCS 3 rd Party Certification |
| Walls: full-height FRP, 6" flash cove epoxy base | Lighting: recessed LED down lights @ 1 per 65sf |
| Ceiling: scrubbable ACT with: minimum .7 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; mold and mildew resistant finish; and 75% recycled content | Special Criteria: |

Electrical:

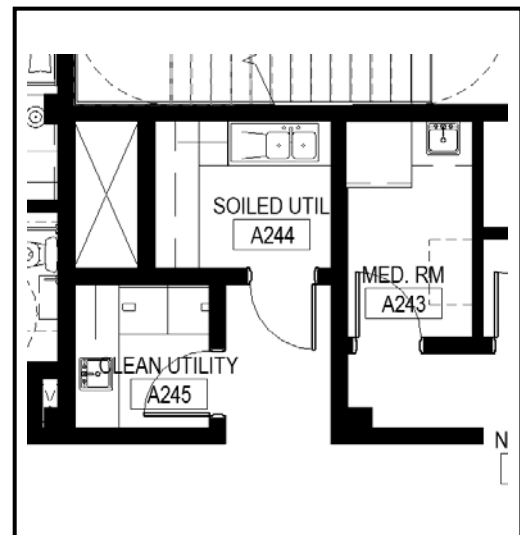
Refer to Electrical Drawings

Plumbing:

Double compartment sink with integrated drain board

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Service

Room/Space Name: Linen and Linen Holding (TYP)

Square Foot Area: Varies

Function: BOH linen closet storage

Architectural Finishes

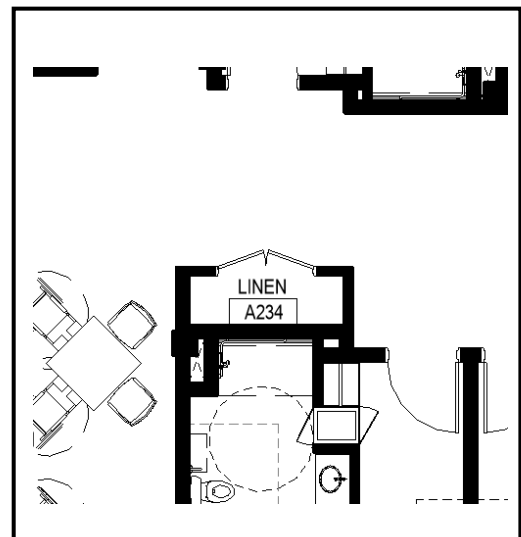
| | |
|---|---|
| Floors: sealed concrete | Casework: upper shelving units |
| Walls: full-height FRP, rubber wall base, 4" | Lighting: suspended LED fixtures |
| Ceiling: Open | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Service

Room/Space Name: Mechanical or Electrical Storage / IT (TYP)

Square Foot Area: 70 (per space)

Function: BOH mechanical / electrical / IT

Furniture, Fixtures, Equipment:

Refer to Mechanical & Electrical Drawings

Architectural Finishes

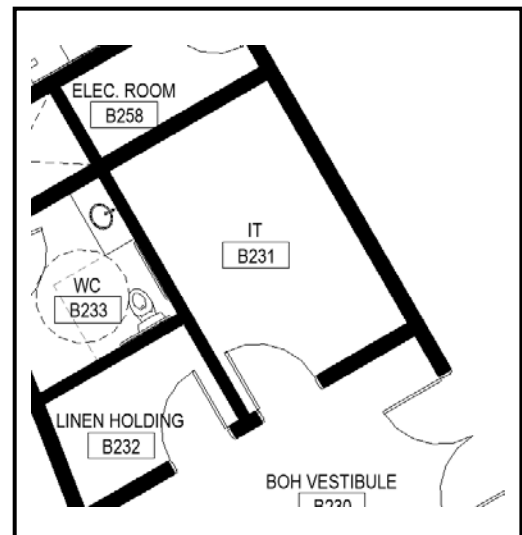
| | |
|---|---|
| Floors: sealed concrete | Casework: |
| Walls: full-height FRP, rubber wall base, 4" | Lighting: suspended LED fixtures |
| Ceiling: open | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Service

Room/Space Name: Clean Utility (TYP)

Square Foot Area: 42 (per space)

Function: BOH laundry

Architectural Finishes

| | |
|--|---|
| Floors: epoxy floor coating with: zero VOC content and urethane with 8 g/l of VOC or less | Casework: lower and upper plastic laminate cabinetry with melamine interiors, and adjustable shelving; solid surface counter and backsplash with: minimum 40% recycled content and SCS 3 rd Party Certification |
| Walls: full-height FRP, 6" flash cove epoxy base | Lighting: recessed LED down lights @ 1 per 65sf |
| Ceiling: scrubbable ACT with: minimum .7 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; mold and mildew resistant finish; and 75% recycled content | Special Criteria: |

Electrical:

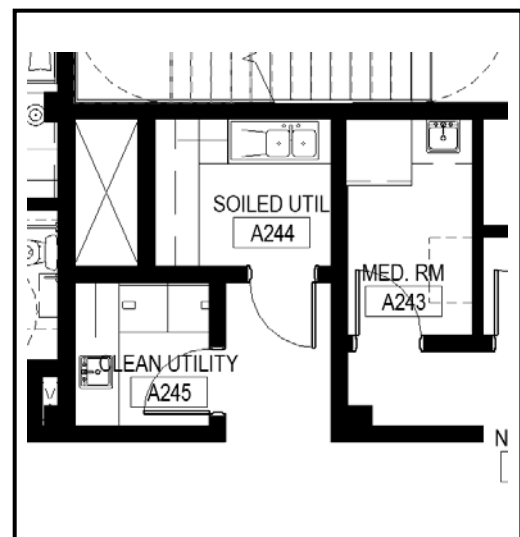
Refer to Electrical Drawings

Plumbing:

Single compartment sink with integrated drain board

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Service

Room/Space Name: Med Room (TYP)

Square Foot Area: 60 (per space)

Function: Medicine distribution

Furniture, Fixtures, Equipment:

To be determined with the Using Agency for the medicine dispensary

Architectural Finishes

| | |
|--|---|
| Floors: epoxy floor coating with: zero VOC content and urethane with 8 g/l of VOC or less | Casework: lower and upper plastic laminate cabinetry with melamine interiors, and adjustable shelving; solid surface counter and backsplash with: minimum 40% recycled content and SCS 3 rd Party Certification |
| Walls: full-height FRP, 6" flash cove epoxy base | Lighting: recessed LED down lights @ 1 per 65sf |
| Ceiling: scrubbable ACT with: minimum .7 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; mold and mildew resistant finish; and 75% recycled content | Special Criteria: |

Electrical:

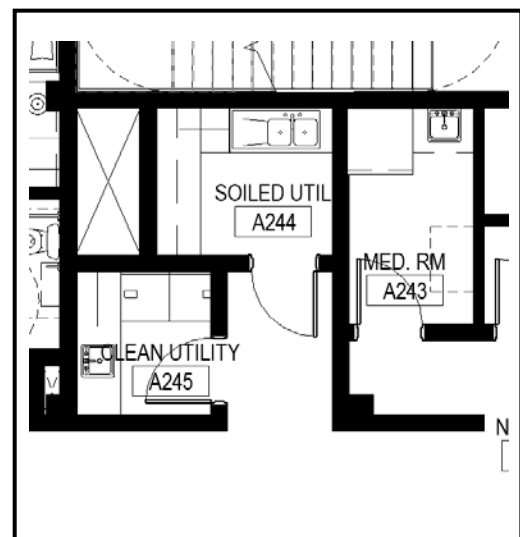
Refer to Electrical Drawings

Plumbing:

Hand sink

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Service

Room/Space Name: Charting (TYP)

Square Foot Area: 32 (per space)

Function: Charting space for nursing staff

Architectural Finishes

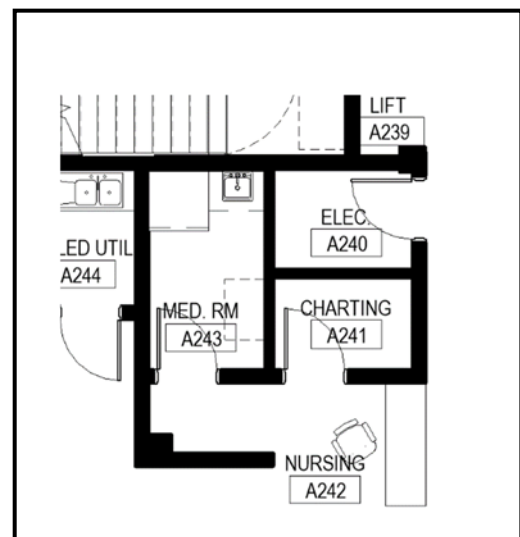
| | |
|--|--|
| Floors: CPT (carpet) | Casework: upper plastic laminate cabinetry with melamine interiors, and adjustable shelving; solid surface counter with: minimum 40% recycled content and SCS 3 rd Party Certification |
| Walls: full-height FRP, 4" rubber wall base | Lighting: recessed LED down lights @ 1 per 65sf |
| Ceiling: scrubbable ACT with: minimum .7 NRC and 35 CAC; free of Red List chemicals per Living Building Challenge 3.0; mold and mildew resistant finish; and 75% recycled content | Special Criteria: |

Electrical:

Refer to Electrical Drawings

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram

Space Needs Inventory | Long Term Care

Household Commons

Room/Space Name: Spa (TYP)

Square Foot Area: 250 (per space)

Function: Bathing space for residents

Furniture, Fixtures, Equipment:

Therapy tub (quantities are per space)

Architectural Finishes

| | |
|---|---|
| Floors: porcelain tile, size 2"x2" with: minimum 4% recycled content, Green Squared Certified manufacturing process, US sourced materials | Casework: casework as shown in example image below; solid surface countertop, backsplash, and integral bowl with: minimum 40% recycled content and SCS 3 rd Party Certification |
| Walls: P (paint), coordinating porcelain tile cove wall base; ceramic wall tile @ 48" AFF wainscot on all walls with: 4% recycled content, Green Squared Certified manufacturing process, US sourced materials | Lighting: recessed LED down lights @ 1 per 65sf, vanity LED light, decorative wall sconce LED |
| Ceiling: P (paint), drywall | Special Criteria: |

Accessories:

(1) robe hook, (1) hand towel hook, (1) 24" towel bar,
(1) toilet paper holder, white drop-down grab bars, mirror,
medicine cabinet with mirror, shower curtain rod, closet rod

Electrical:

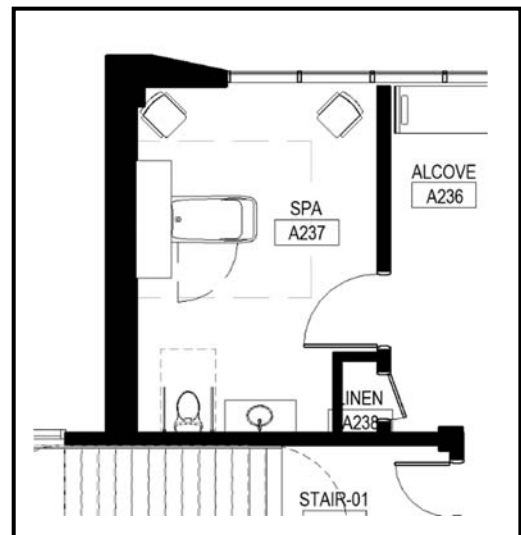
Dimming controls

Plumbing:

Bathroom faucet, satin nickel finish

Communication / Technology Requirements:

Wireless access points



Room Layout Diagram