



SENIOR HOUSING DESIGN STRATEGIES

CONTENTS

YOUR COMMUNITY 4-16

| | |
|---------------------|----|
| Inviting Experience | 4 |
| Design Enhancements | 6 |
| Aging In Place | 8 |
| Living Downtown | 10 |
| Exterior Amenities | 12 |
| Interior Amenities | 14 |
| Design For All | 16 |

YOUR RESIDENCE 18-26

| | |
|---------------------|----|
| It's In The Details | 18 |
| Bedroom Design | 20 |
| Bathrooms Design | 22 |
| Kitchen Design | 24 |
| Back Of House | 26 |

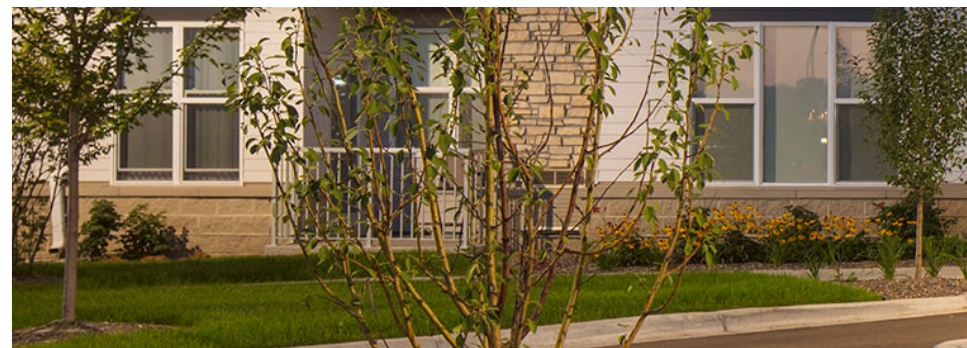


NEWMAN LOFTS (EAST LANSING, MI)



INVITING EXPERIENCE

- Clear sense of arrival and entry.
- Well-lit entries and exterior stairs.
- Design accommodating safety and security measures, including motion sensors and lighting timers.
- Ramps 36" - 42" wide – 1:12 or less slope.
- Hand rails for all stairs.
- Avoid slippery surfaces.
- Exterior steps different color than landings.
- Non-slip treads, including:
 - Adhesive abrasive strips
 - Mechanically-secured metal strips
 - Slip-resistant paint
 - Brush concrete at a minimum
- Covered entry doors.
- Covered drop off / porte-cochère.
- Zero-curb drop-off, in lieu of accessible curb cuts.
- Handrails on one side of corridor.
- Convenient bathrooms.
- Good acoustical absorption for speech intelligibility (1.0-1.5 Second reverb time).
- Fireplace and soft seating featuring chairs with arms.
- Outdoor seating options for both full sun and shaded areas.



RIVER NORTH (COON RAPIDS, MN)



DESIGN ENHANCEMENTS

- Building comprehensively designed to reduce length of travel, including stair and elevator placement.
- Gracious, welcoming lobby.
- Staff/concierge to greet you at the door.
- Clear wayfinding that minimizes reliance on signs.
- Operable doors where possible.
- Furniture featuring arm rests that are easy to get in and out of.
- Maintain a balanced material/color contrast between floors and walls.
- Variable table and seating heights accommodating all ranges of mobility.



LEGENDS OF BERRY (ST. PAUL, MN)

YOUR COMMUNITY



AGING IN PLACE

BKV Group creates solutions that respond to the unique challenges of each site, region, and market. Our projects enhance the resident's capabilities, embrace their interests, and support and protect their health and wellness - all while focusing on critical social and emotional effects of aging in place, including:

- Staying in your home.
- Staying in your neighborhood or community.
- Relocating to another state or community.



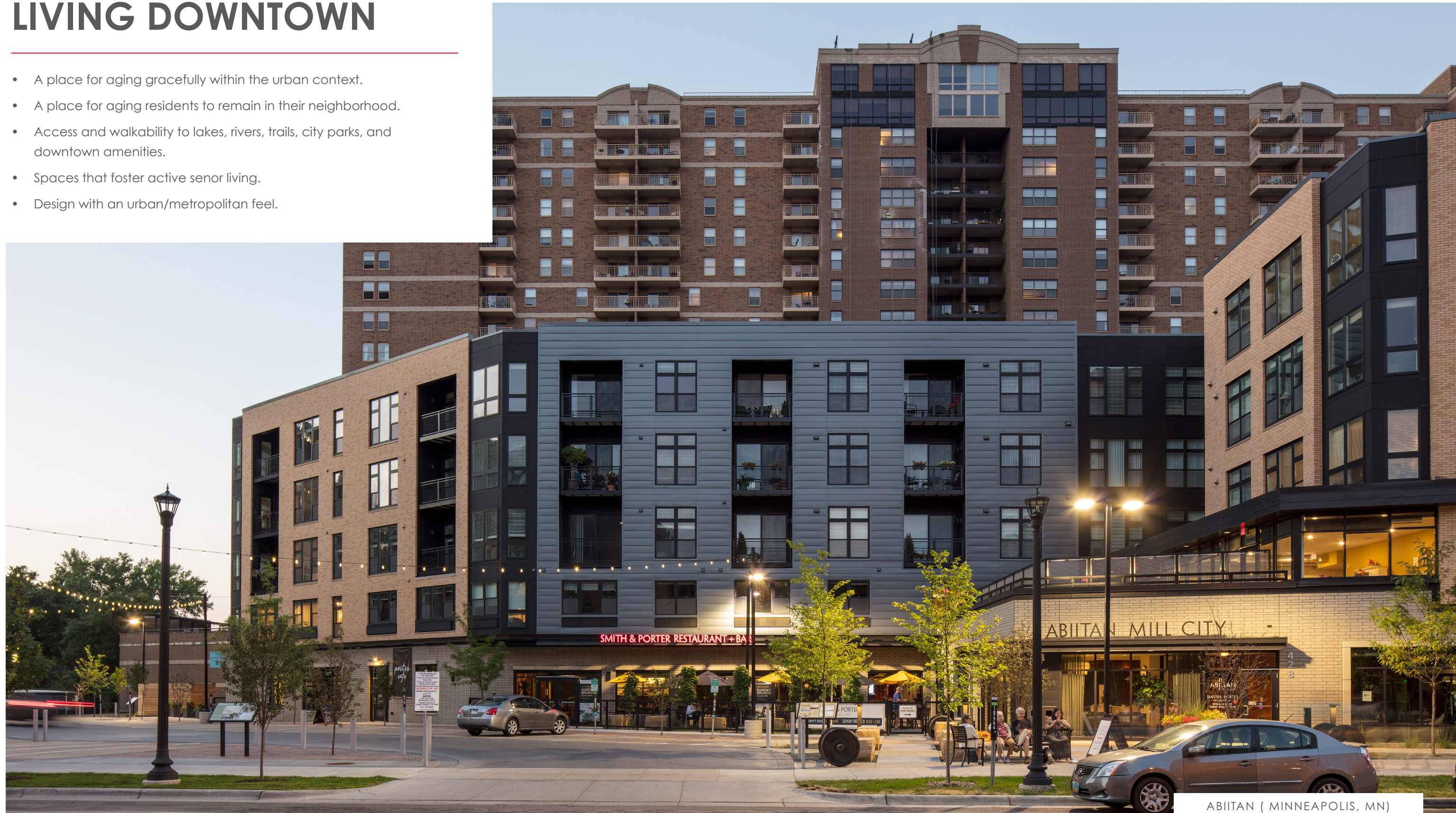
MILLBERRY APARTMENTS (ST. PAUL, MN)



LIVING DOWNTOWN

- A place for aging gracefully within the urban context.
- A place for aging residents to remain in their neighborhood.
- Access and walkability to lakes, rivers, trails, city parks, and downtown amenities.
- Spaces that foster active senior living.
- Design with an urban/metropolitan feel.

YOUR COMMUNITY



ABIITAN (MINNEAPOLIS, MN)



EXTERIOR AMENITIES

- Bocce ball courts, golf/putting green, tennis courts, pickle ball court
- Outdoor kitchen and dining, grilling station, outdoor bar
- Outdoor fitness, walking paths, dog run/park
- Firepit, water feature
- Rooftop decks
- Theater/media
- Gazebos/trellis, screened in porch
- Pool and hot tub

YOUR COMMUNITY



THE LEGENDS OF BLAINE (BLAINE, MN)



LODAN SV (SHOREVIEW, MN)



QUAIL PARK AT MORRISON RANCH (GILBERT, AZ)

Photos courtesy of CA Ventures & Matt Dula Photography



THE LEGENDS OF BERRY (ST. PAUL, MN)



INTERIOR AMENITIES

- Lobby bistro/coffee bar, pub room, clubroom with community kitchen
- Family living room, library, activity room
- Golf simulator, theater room, game room
- Makers space/card/craft room
- Fitness/wellness, salon/spa, studio space
- Chapel
- Business center.

YOUR COMMUNITY



THE LEGENDS OF WOODBURY (WOODBURY, MN)



ANTHOLOGY OF FARMINGTON (FARMINGTON, CT)



ANTHOLOGY OF SIMSBURY (SIMSBURY, CT)



THE LEGENDS OF BERRY (ST. PAUL, MN)



DESIGN FOR ALL

- The design of products and environments to be usable to all people to the greatest extent possible, without the need for adaptation or specialized design.
- Creating an environment that seamless and elegantly accommodates the needs of all people who wish to enjoy it.
 - Equitable use; usable to people with varying abilities
 - Flexibility in use
 - Simple and intuitive to understand
 - Perceptible information
 - Tolerance of error; minimize hazards.
 - Low physical effort
 - Size and space for approach and use; informs design for the size and layout of spaces.

YOUR COMMUNITY



ANTHOLOGY OF SIMSBURY (SIMSBURY, CT)

IT'S IN THE DETAILS

MINOR MODIFICATIONS

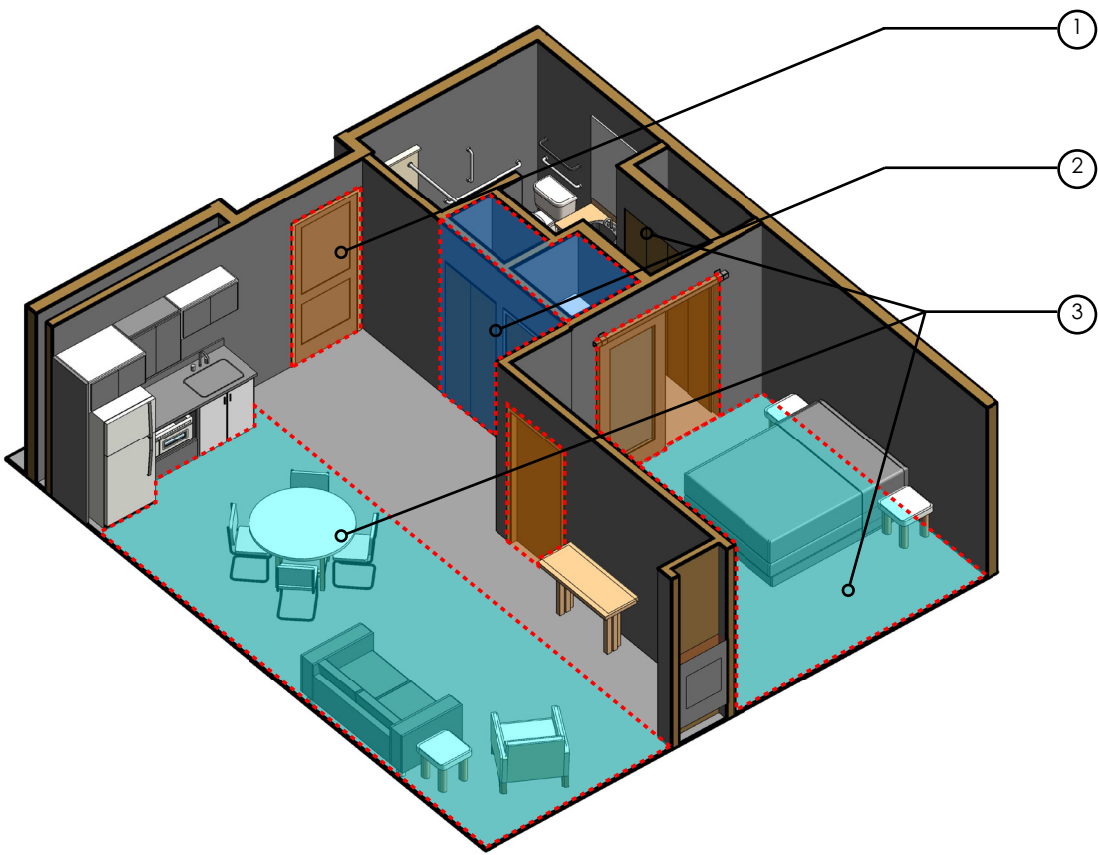
- Lever type door knobs.
- Contrasting colors between floors and walls.
- Light switches and electrical outlets easy to reach; approx. 18"-24" outlet height from floor.
- Hand rails for all stairs; both sides are preferable.
- Down lights; non-glare lighting.
- Minimize flooring transitions.
- Rocker light switches.
- Increased volume on phone, doorbell, smoke/co detectors, and more for older seniors.

MAJOR MODIFICATIONS

- Laundry on main level; side by side preferable.
- Front-loading washer and dryer elevated on bases.
- Visual or physical alerts on smoke/co and burglar alarms.
- All major functional spaces have a medical alert button, or resident wears a medical alert pendant.



ANTHOLOGY OF FARMINGTON (FARMINGTON, CT)



KEY

1. Doors: Lever type door knobs.
2. Laundry: Main level, front-loading, raised on bases.
3. Major Functional Spaces: Medical alert buttons.



*Samsung ENERGY STAR®



BEDROOM DESIGN

MINOR MODIFICATIONS

- Create pathways from bed to bathroom.
- Night lights applied to bathroom; light switch could be lit.

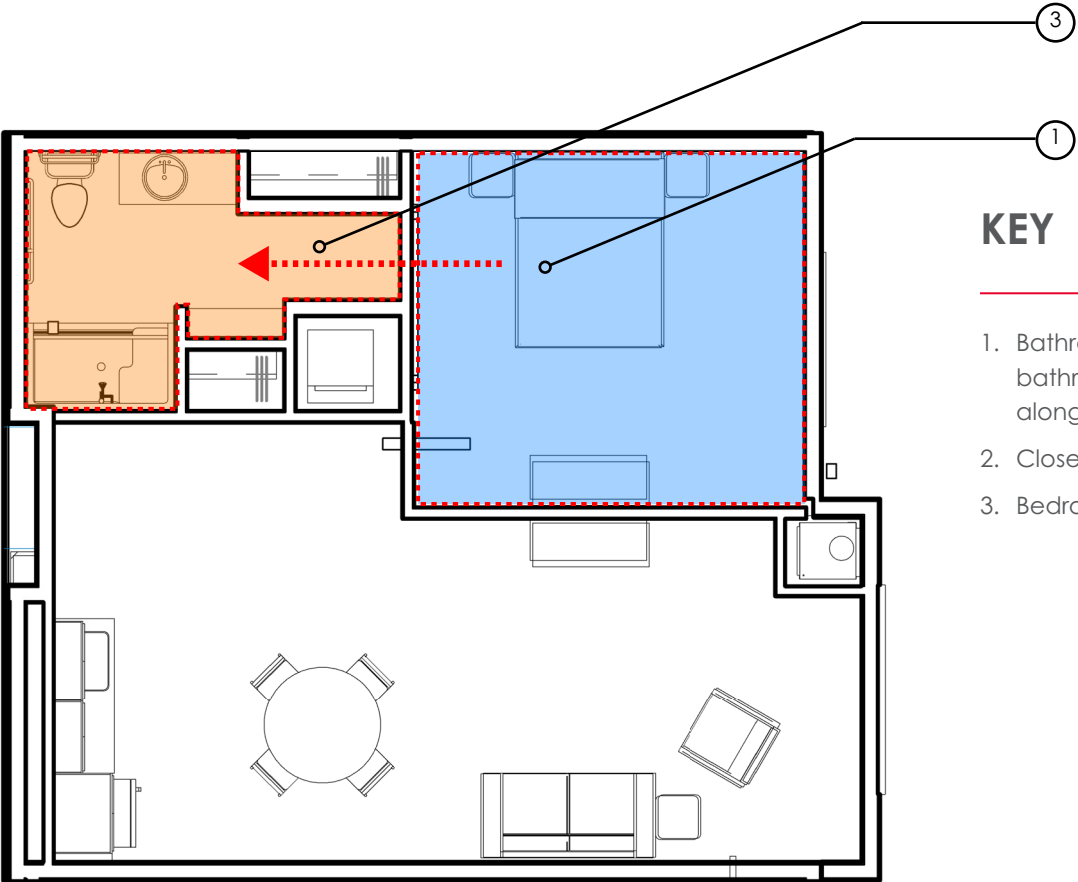
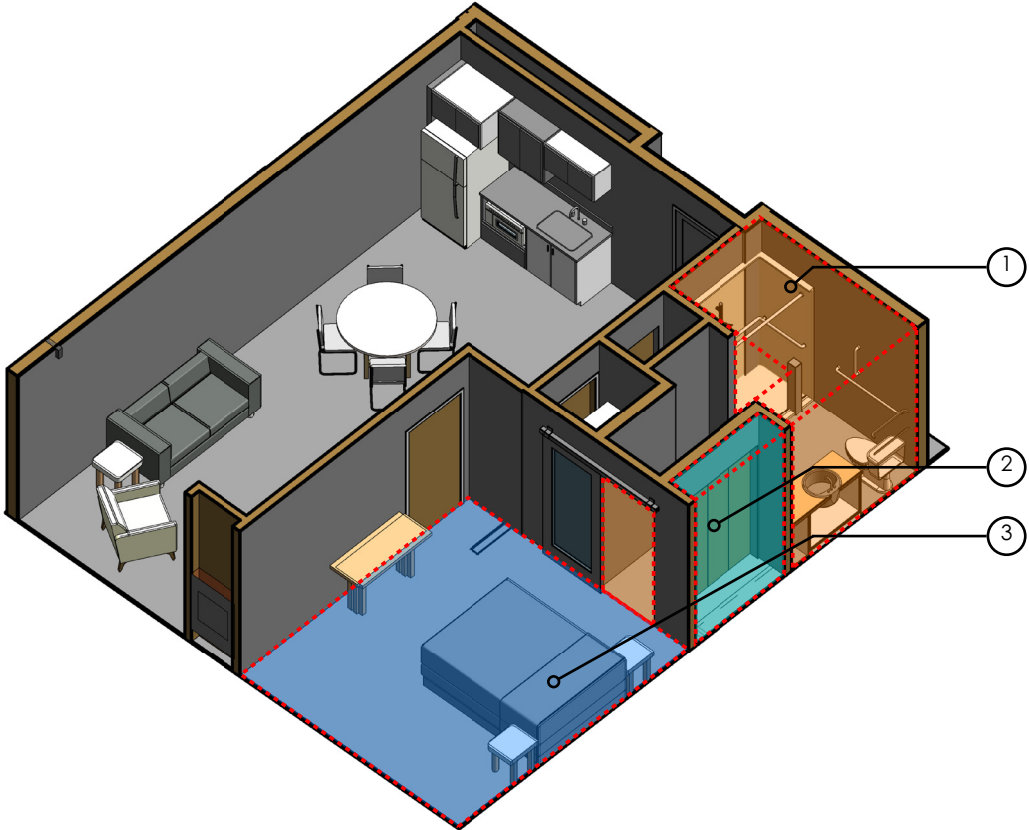
MAJOR MODIFICATIONS

- Use main level bedroom for sleeping.
- Closet rods at comfort level.
- Direct access and clear path to bathroom.
- Light controls within reach.
- Closet shelves 48" high for maximum elevation.



QUAIL PARK AT MORRISON RANCH (GILBERT, AZ)

Photos courtesy of CA Ventures & Matt Dula P



KEY

- 1. Bathroom: Direct access to bathroom with night lights along path.
- 2. Closet: Accessible height.
- 3. Bedroom: Main level.



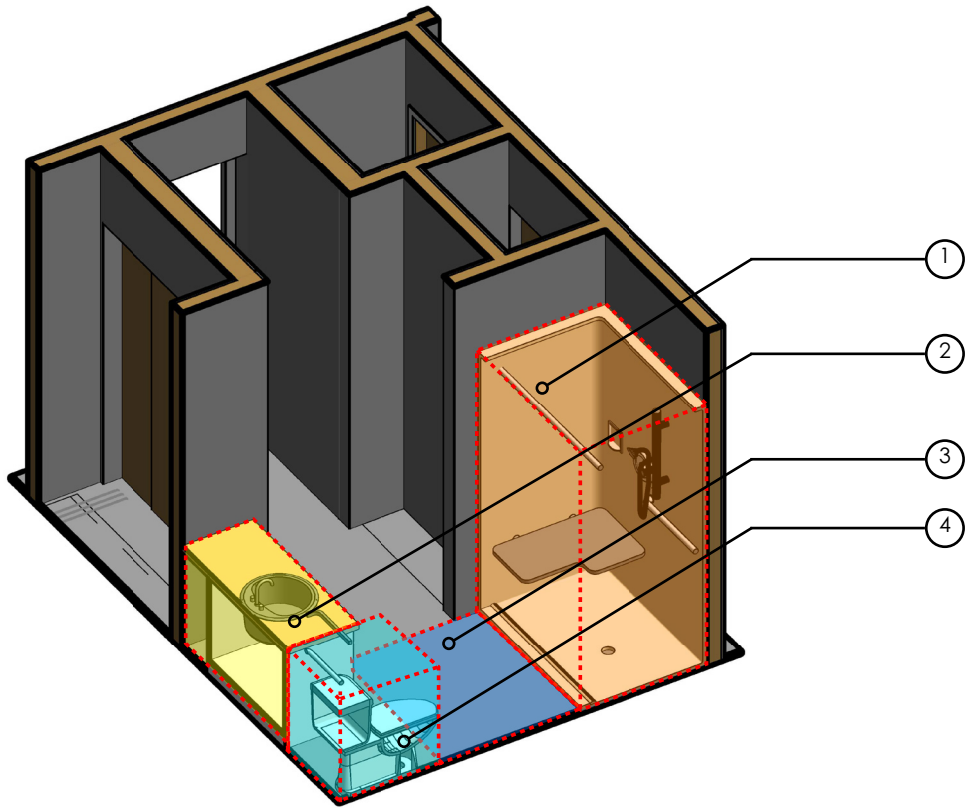
BATHROOMS DESIGN

MINOR MODIFICATIONS

- Anti-slip surface in bath tubs and showers.
- Single lever faucets with anti-scald valves.
- Hand-held shower nozzle with adjustable height (Type-A Unit Standard).
- Grab bars that integrate with the design of the towel bars, installed with proper backing.
- Telephone in the bathroom for older seniors.
- Elevated, "comfort-height" toilet at 17" (seat height).

MAJOR MODIFICATIONS

- Grab bars in bath and shower.
- Knee spaces or roll-under vanities (Type-A Unit Standard).
- Seat in tub or shower.
- Roll-in shower with seat and grab bars.
- Transfer space for walker or wheelchair outside shower.
- Installation of a pull cord for "life line"



KEY

1. Shower: Anti-slip, single-lever, anti-scald, grab bars, seat, roll-in.
2. Vanity: Knee space or roll-under.
3. Transfer space for walker or wheelchair.
4. Toilet: at "comfort-height."

YOUR RESIDENCE



ANTHOLOGY OF FARMINGTON (FARMINGTON, CT)



QUAIL PARK OF MORRISON RANCH (GILBERT, AZ)



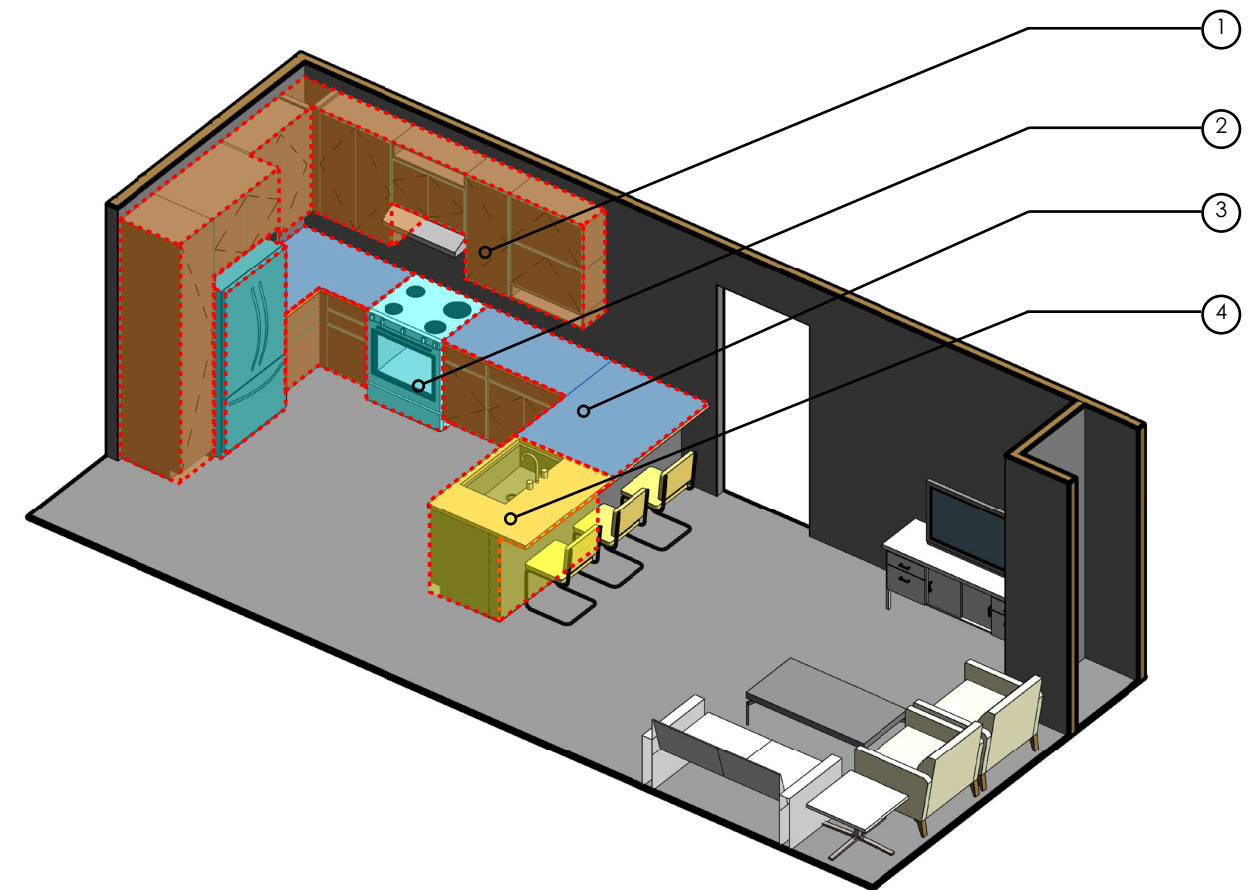
KITCHEN DESIGN

MINOR MODIFICATIONS

- Good task lighting and general lighting.
- Appliances with front controls.
- Easy-to-grip drawer and door pulls.
- Single lever faucets; goose neck preferable.
- Microwave no higher than 48" and considering drawer-style in base cabinets.
- Contrasting colors, and rounded edges on counters.

MAJOR MODIFICATIONS

- Roll-out shelves at base cabinets.
- Raised appliances, see: dishwasher, wall ovens, and more.
- Knee space or roll-under counter at sink (Type-A Unit Standard).
- Dedicated Work Surface that is 34" high (Type-A Unit Standard).
- Upper cabinets lowered to 44–48" above floor.



ANTHOLOGY OF SIMSBURY (SIMSBURY, CT)



ABIITAN (MINNEAPOLIS, MN)

KEY

1. Casework: Easy-grip pulls, contrasting colors, rounded edges, roll-out shelves at base cabinets, upper cabinet height lowered.
2. Appliances: front controls, low microwave, raised dishwasher and oven.
3. Dedicated Work Surface: at 34" high.
4. Sink: Sink-lever faucet, knee space, or roll-under.

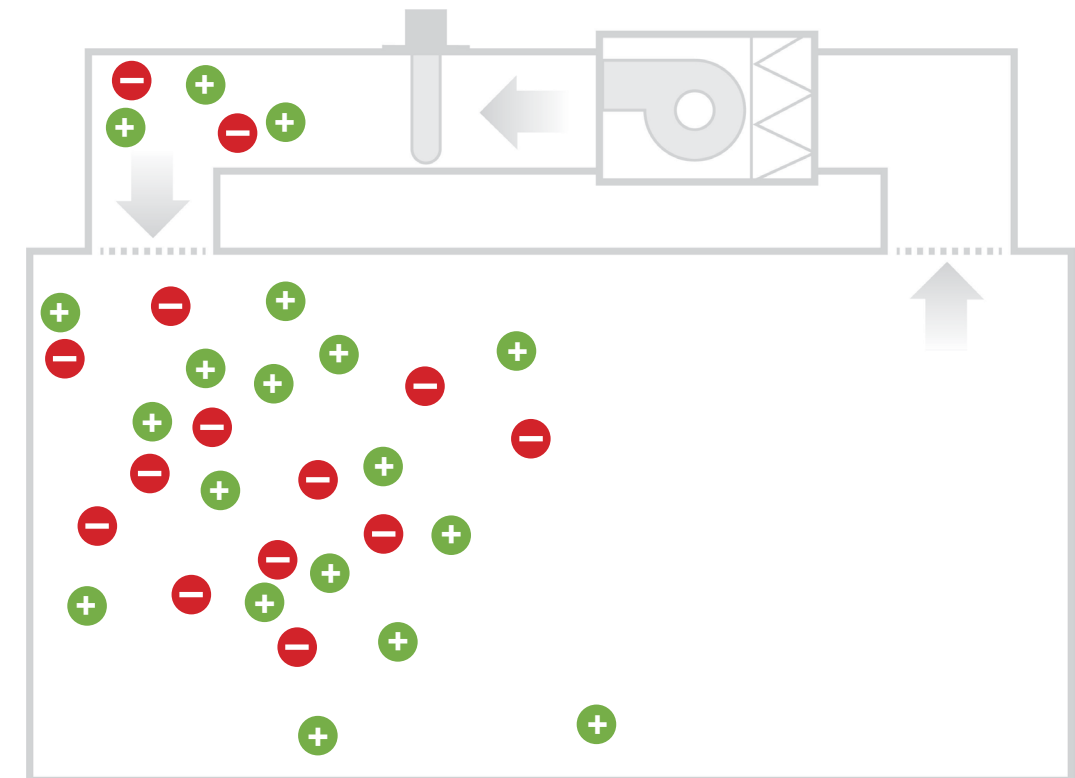
BACK OF HOUSE

ELECTRICAL CONSIDERATIONS

- LED color recommendation of 3000k.
- Option to list specific task light levels.
- Minimization of major light level changes with the aging eye taking longer to adjust
- From an indoor/outdoor perspective, consider canopies or verandas at primary transition areas – see: clubrooms, dining rooms, etc.
- Additional low voltage connection into units for increased online access.

MECHANICAL CONSIDERATIONS

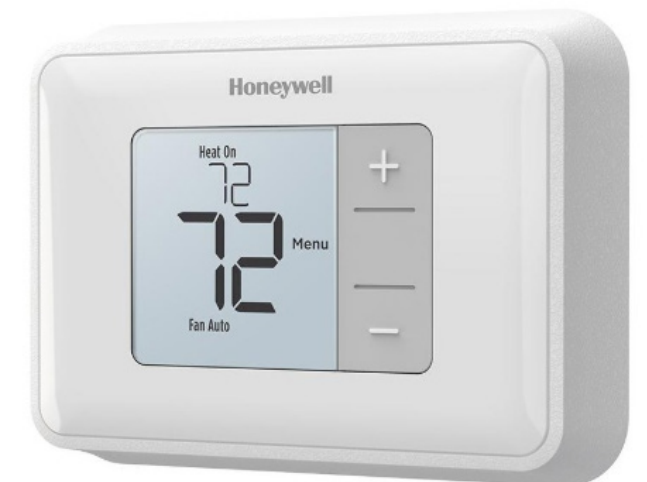
- Duct work and air flow design to minimize flow sound.
- Review where separate systems and additional filtration may be needed.
- Considerations for COVID and future pandemic-proofing into the design of the overall system.
- Indoor Air Quality (IAQ):
 - Continuous and Balanced Ventilation Systems
 - Implement Current ASHREA 62 Ventilation Rates
 - MERV 13 Filtration Minimum
 - Integrate Air Sanitation Options & Ventilation Purge Cycles
 - Consider Separate Air Handling System For Public Spaces
- Simplified System Monitoring & Control Network:
 - IAQ Monitoring & Control: Ventilation Rates, CO2, Demand Ventilation Control
 - Environmental Monitoring: Common Area Space Temperature & Humidity
 - Preventive Maintenance: Dirty Filter Alarms, Central Equipment Monitoring (Equipment Run Time, Domestic Hot Water Temperature, and Operating Status)
- Simplify Apartment Unit Controls:
 - Simple/User Friendly Thermostats with Limited Adjustments
 - Safe and Simple Shower and Faucet Controls
 - Appropriate Mounting Heights
- HVAC Noise Mitigation:
 - Select Packaged Equipment for Medium/Low Speed Operation.
 - Select Equipment Low Noise Features



BI-POLAR IONIZATION SANITATION



INDOOR AIR QUALITY



SIMPLIFIED SYSTEM MONITORING & CONTROL NETWORK

5

PRACTICE
SITES

41

YEARS OF
OPERATION

200+

EMPLOYEES

BKV GROUP IS A HOLISTIC DESIGN
FIRM PROVIDING ARCHITECTURE,
ENGINEERING, INTERIOR DESIGN,
LANDSCAPE ARCHITECTURE AND
CONSTRUCTION ADMINISTRATION.



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