

COMG-00001

## *Sustainable Design Assessment*

# **CareOne at Lawrence: Proposed Skilled Nursing, Assisted Living, and Memory Care Facility**

**Prepared for:**

**Joseph Straus  
CareOne Management, LLC  
173 Bridge Plaza N  
Fort Lee, NJ 07024**

**Prepared by:**



11 Tindall Road  
Middletown, NJ 07748  
Phone: (732) 671-6400  
Fax: (732) 671-7365  
Internet: <http://www.tandmassociates.com>

## CareOne at Lawrence - Sustainable Design Assessment:

### 1. Sustainable Site Development:

- a. *Reduce site disturbance and soil erosion during construction*
  - i. **Site disturbance and erosion will be kept to a minimum. Proper erosion and sediment controls will be installed per Mercer County Soil Conservation District guidelines.**
- b. *Use of natural drainage systems (e.g. NJDEP Low Impact Development requirements, swales).*
  - i. **Will comply with engineered designed drawings that will incorporate natural features in the overall design.**
- c. *Preserve or restore natural site features.*
  - i. **Site will preserve as much as the natural landscaping as possible not affected by the development.**
- d. *Landscape and orient building to capitalize on passive heating and cooling.*
  - i. **Orientation of building is limited to the configuration of site and will be designed to capture as much passive and cooling as possible.**

### 2. Water Efficiency

- a. *Use captured rainwater for landscaping, toilet flushing, etc.*
  - i. **Captured rainwater for toilet flushing will not be re-used at this time.**
- b. *Treat and re-use gray water*
  - i. **Treat and re-use gray water at this time will not be used.**
- c. *Use low-flow fixtures and fittings*
  - i. **This will be required by the current codes and the design will comply with all requirements.**
- d. *Use closed-loop systems and other water reduction technologies for processes.*
  - i. **Closed-loop systems and other water reduction technologies for processes will not be used at this time.**

### 3. Energy Efficiency

- a. *Use passive solar heating/cooling and natural ventilation.*
  - i. **All windows are operable for the proposed building which allows residence to control each of their own spaces within their units.**
- b. *Enhance penetration of daylight to interior spaces to reduce need for artificial lighting.*
  - i. **Spaces will incorporate as much natural day light as possible. This concept also enhances the residences quality of life.**
- c. *Use thermally efficient envelope including exterior roofing and sheathing materials to reduce perimeter heating and size of HVAC.*
  - i. **The proposed building will be designed to meet all energy codes and standards.**
- d. *Use energy management systems, monitoring, and controls to continuously calibrate, adjust, and maintain energy-related systems.*
  - i. **Equipment for the building is sophisticated to meet the current energy codes which allows each resident to control their own space. Unoccupied rooms can be turned off or lowered in temperature if there is no occupancy within the space.**
- e. *Develop O&M manuals and train staff.*
  - i. **Staff training occurs prior to any turnover of any new building/ space and ongoing training is tracked with logs and routine inspections.**

### 4. Indoor Environmental Quality

- a. *Control pollutant sources*

- i. **The use group being proposed for development does not produce any pollutants.**
- b. *Use low-emission materials*
  - i. **Low-emission material have been selected and designed to meet the criteria.**
- c. *Ventilate before occupancy*
  - i. **The proposed building will be ventilated and conditioned prior to occupancy of the structure.**
- d. *Enhance penetration of daylight and reduce glare*
  - i. **Natural lighting benefits the user of the building and limits any glare.**
- e. *Provide for collection of recyclables in public areas*
  - i. **Building Entry/ Lobby area will comply with recyclables in public areas.**
- f. *Provide outdoor views*
  - i. **Secured inner courtyards are provided for the occupants of the building along with design landscaping around the building/ property.**
- g. *Provide individual occupant controls when possible*
  - i. **Each resident room has individual controls to control the environment they live in.**
- h. *Provide superior indoor air quality, quality lighting and thermal quality*
  - i. **This is typically determined by state requirements for the use group occupying the building and will comply with all state indoor air quality requirements.**

#### **5. Reduce Consumption of Building Materials**

- a. *Select products for durability*
  - i. **Internal material will be selected to be durable for day to day use of the residence and wheelchairs, and walkers. The exterior material will also be durable to sustain the life of the building without major replacement or repairs to the overall structure.**
- b. *Eliminate unnecessary finishes and other products*
  - i. **Materials will be used to meet the design needs of the new building as well as meet all the general requirements for DOH & DCA.**
- c. *Reuse building shell from existing buildings and fixtures and demolished buildings*
  - i. **An effort will be made to fully salvage and relocate the existing structure that currently resides on the property known as the Gulick House prior to constructing the assisted living building.**
- d. *Use salvaged/refurbished materials*
  - i. **Materials used for the building are recycled and also recyclable.**
- e. *Design for adaptability.*
  - i. **The building is designed in a way that can easily be converted from Assisted Living to Dementia use with little modifications to the material and structure of the proposed building.**