



Facility Program for:
Levittown Urgent Care and Adult Day Care Center
Levittown, NY

Group V
Kevin Cribbin, Antoine Cornet, Doug Hoffmann

Arc 376
Architectural Design III
Architectural Technology
Farmingdale State University

Project Site:
628 Wantagh Ave
Wantagh New York 11793

Section: 51
Block: 379
Lots: 22,24,26,27,28
Approximately 4.05 Acres

Table of Contents:

1. Introduction - 3
2. Programming Issues - 4
3. Research Sources - 5
4. Site Factors - 6
5. Site Concept Narrative - 7
6. Analysis Diagrams - 8
7. Summary Space Program – 9
8. Budget Prediction – 12
9. Summary Recommendations - 15
10. Appendices – 16
11. Appendix A – 16
12. Appendix B - 21
13. Appendix C - 21
14. Appendix D - 22
15. Appendix E - 22

1. Introduction

Project Vision:

Part of a Levittown parking lot is going to be converted into a micro village, an urgent care, and an adult day care center to allow the elderly to move into newer homes and allow for younger population to move into Levittown's homes as well as provide an urgent care for the village.

Overview:

Levittown's aging population have stayed in their homes for most of their lives. As they grow weary, the population is still growing, but has no space to go to. A micro village is the exact idea to combat this situation, allowing the elderly to stay in their home towns and allow for population growth in the same area. An urgent care is to be placed nearby, for any incidents that may occur on the location, and for the current existing neighborhoods of Levittown. On top of this, an Adult day care center is to be constructed nearby as well. This is convenient for the urgent care, should the need arise for its assistance. The Adult day care center provides caretakers with relief for a short time, to allow them to take care of their own business without attending to their needs constantly. This combination of buildings will be placed on what used to be a bare and ugly parking lot, allowing Levittown to have a bit more grass and less pavement.

The goals to locate and construct the micro village:

- The view to the general lot should be obstructed.
- Possibly provide a secondary entrance for residents only.

The goals to locate and construct the urgent care:

- The urgent care should be easily seen and recognized.
- The urgent care should appear welcoming, clean, and simple.

The goals to locate and construct the Adult day care:

- The view to the general lot should be obstructed, as the presence of a bar is unsightly.
- The Adult day care should be connected to the urgent care, as medical files could be shared.

2. Programming Issues:

Urgent Care

- The Urgent care will need to be able to address the population of Levittown, which mostly consists of ethnically white people from the ages 8-59 and be able to accommodate around 360 patients per week.
- Circulation is key in an urgent care facility, as the staff are looking to have the patients be in and out as quickly as possible to help the next patient.
- Adequate space is to be provided for exam rooms, nurse stations, reception areas, bathrooms, lab areas, offices, storage, waste rooms, procedure rooms, and an X-ray room.

Waiting Room:

- A properly sized waiting room of about 20 seats must be provided for patients and eventual accompanying guests, and one that gives a sense of security and privacy.
- The waiting room should accommodate the people inside. I.e. Televisions, Beverages, Play room for children, etc.
- The waiting room should be arranged in a style that doesn't feel stuffy or intimidating, it should be open and comforting.

Functional:

- The building plan should be simple and direct so that users do not experience difficulty finding their way around, large, easy to read signs should identify each room and arrows can direct users to specific rooms.
- Flooring and furnishing should be hospital grade material, easily cleanable and non-porous to avoid contamination between patients.
- Provide parking for staff and provide at least 6 accessible parking spaces, 2 of which shall be van-accessible.^a
- Will be considered a business class B occupation, building should comply with regulation and code associated to this occupation.
- Exam should be easily accessible and well organized to allow an easy circulation around the patient.
- A radiology room should be easily accessible from all exam rooms of the center, and eventual offices.
- The waiting room should make the check-in process as quick and easy as possible while maintaining the privacy of each customer.

Adult Day Care

- The Adult Day care center should be attached to the urgent care center, and be able to accommodate around 25 persons, and appropriate furnishing and finishes for senior people.
- Will be considered an institutional group I-4 occupation, building should comply with regulation and code associated to this occupation.
- Materials, such as mirrors and glass, that could produce confusing information should be avoided.
- Lounge areas should be provided to accommodate a variety of activities. Spaces should be designed so that activities can be observed by those not actually participating.
- The project should include 10-12 micro-apartments ADA compatible of no more than 375 square foot and bring privacy to the user.
- Buildings should be compliant with NFPA 101 Regulations

^a Refer to International Building Code Table 1106.1

3. Research Sources

Presentations:

- David Mammina's presentation of Urgent care and adult day care centers: Various information on the design, operation, and logistics of Urgent care and Adult day care centers. Such as circulation of the patient, key adjacencies, use of special equipment (such as the bracelets to lock doors), little details to make the stay of senior citizens better such as avoiding dead ends in corridors, try to make a loop in the corridors in order for them to walk around and be familiar with what they see. The use of hospitals grade equipment and finishes.
- Various presentations, information and knowledge from professor Anderson about Levittown's history, code standards, article 28, programming and budgeting.

Official Websites:

- AAUCM- Good Design is Good Business: Talks about how designing with the patient in mind will make the urgent care center more likely to succeed, because more will come back when they are injured. Gives tips and pointers on how to design an urgent care center.
- Suburbanstats.org: Gives information on the population, ethnicity percentage, and age percentage of the residents in Levittown.
- NCBI- Urgent care centers in the U.S.: Findings from a national survey: Provides research into topics such as average patient inflow.

- Department of Veterans Affairs website: Gives standards for room sizes and room usage, also has a proper code regulation
- International Code Council Website: Gives the International Building Code standards for all building, which should be used for all buildings
- New York State Department of Health Website: Information about article 28 and standards to comply with.
- National Fire Protection Association Website: Gives information about NFPA 101 regulations

4. Site Factors:

Section: 51

Block: 379

Lots: 22,24,26,27,28

Zoning Issues: Town of Hempstead Building Zone Ordinance article XV Levittown Planned Residence District

The site is located in a residential zone near a busy road; the function of the building will be multiuse consisting of a building doubling as an adult day care and urgent care center, and also multiple small residences will be constructed. A new parcel will need to be created and for the project variances will be required.

See Appendix E for Levittown Building zone ordinance

Circulation Issues:

- Wantagh Ave. is a traffic barrier, cars speed by constantly on this high traffic roadway.
- The parking lot for the strip mall must still have enough parking for itself, and a new parking lot must be made to accommodate the new facilities parking.

Environmental Issues:

- A drainage ditch is located on the site and will need to ever be redirected underground or around the site.
- The site has a big exposure to wind because no forest or high building protect the site, landscaping will be needed to protect the buildings and outdoor spaces
- The Site has a lot of Solar exposure, shading will need to be created to protect the population of the adult day care and micro-apartments from the sun.

Community Scale:

Most of the surrounding buildings are small 1 story structures. An excessive size could bring attention to the new site. The Urgent care should be as small as possible, but should still have some marker to it that would make it recognizable going down Wantagh Ave.

5. Site Concept Narrative

Key Program Adjacencies:

Urgent Care

- Nurse Station
- Exam Rooms
- Lab
- Circulation
- Waiting Room
- Reception desk

Adult Day Care

- Circulation
- Drop Off Zone
- Main Activity Room
- Quiet Room
- Activities
- Comfort

Architectural Issues:

- Urgent care and day care center should have easily noticed entrances from the main road, yet should avoid being obnoxious for the residents around.
- Urgent care and the day care center can be linked, due to sharing of medical records.
- Urgent care and Day care center should be clean well maintained and welcoming.

Technical Issues:

- Removal of gas station and gas tanks underground could result in contaminated soil on site.
- Every building should be easily accessible to everyone (ADA compatible), micro-apartments should be type B accessible and two of those should Type A accessible.
- Buildings should be built with elaborated materials to allow an easy manutention during use and a good durability.
- The building should comply with article 28 to be certified as a facility to participate in Medicare, Medicaid, and private health insurance plans with a higher rate of reimbursement than that of non-certified facilities.

6. Analysis Diagrams

Diagram 6.1 Site Analysis



Diagram 6.2 Urgent Care Relationship Diagram

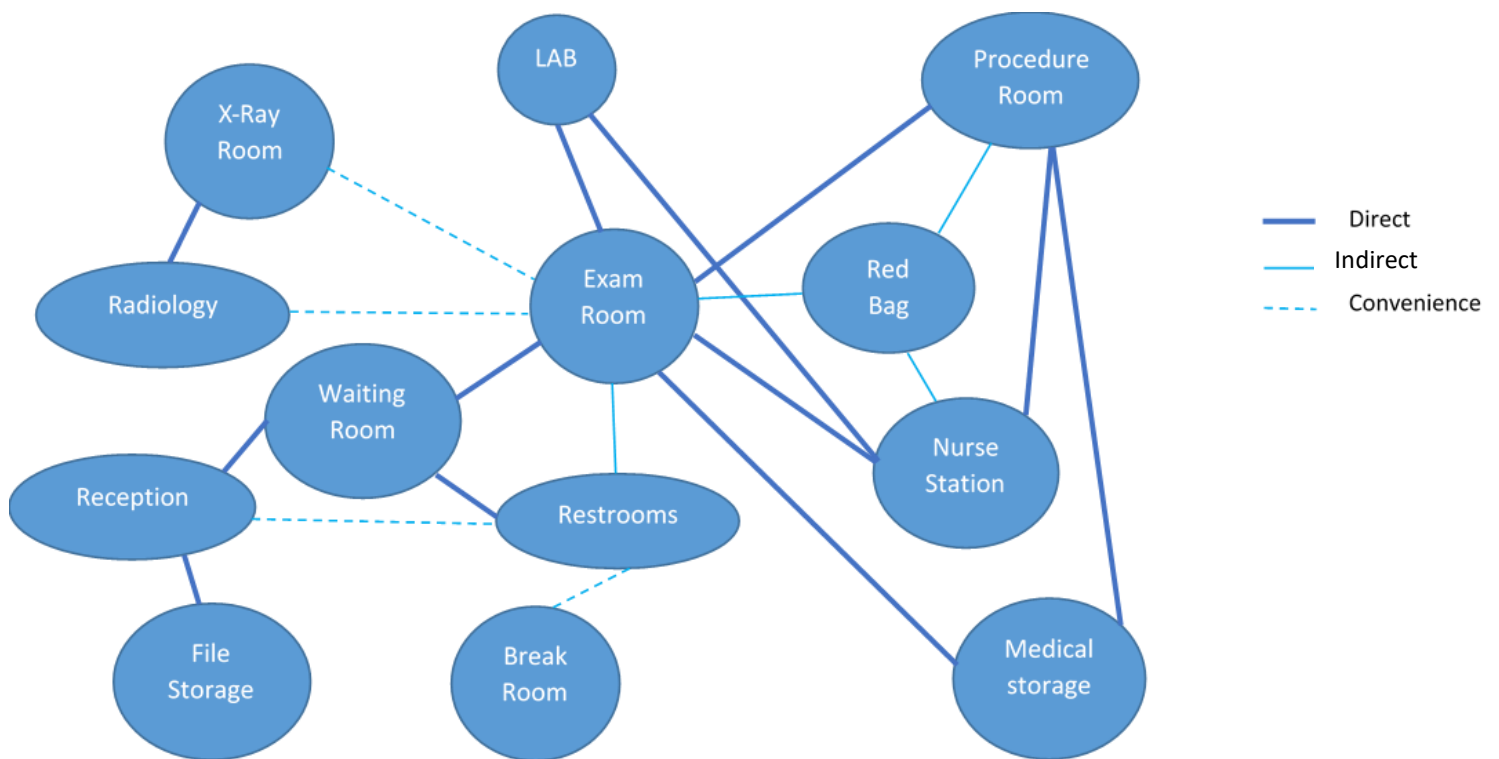
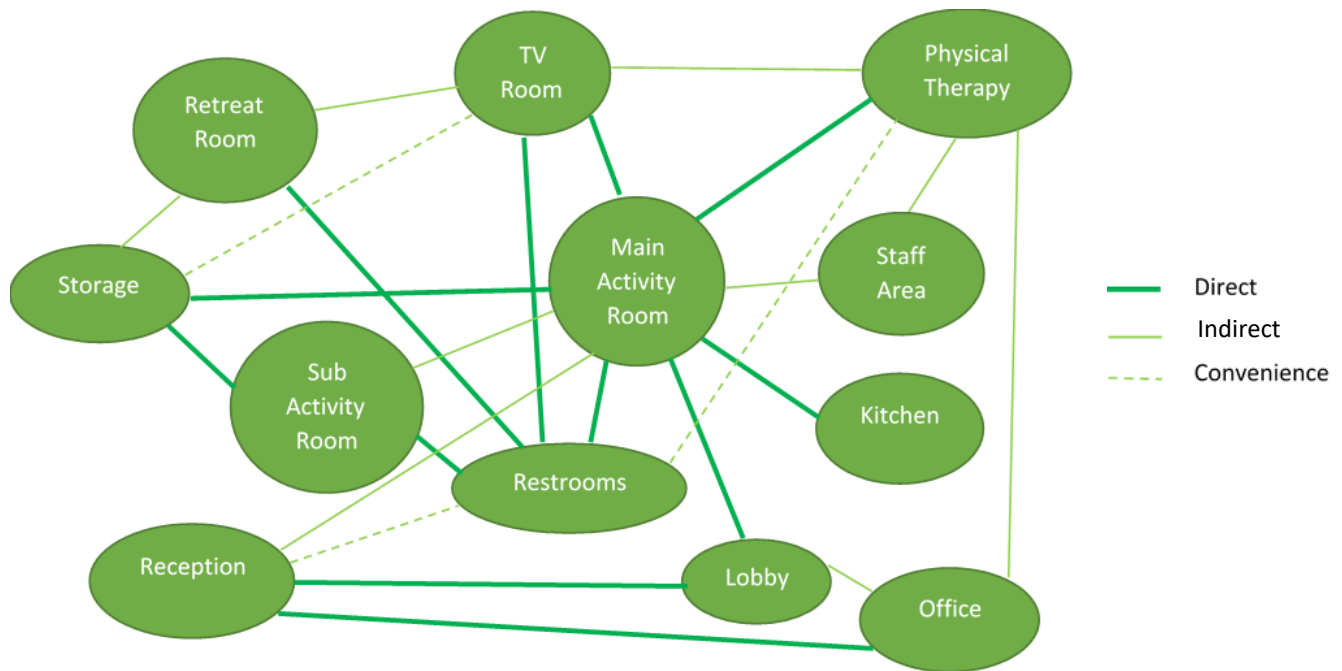


Diagram 6.3 Adult Day Care Relationship Diagram



7. Summary of Space

Urgent Care will be designed to welcome 360¹ patients a week, working 7 days a week, 6 hours a day, and an average of 20 minutes per consultations, which results in an average of 9 patients an hour, although there could be a busy period where 15 or more people can come at the same time, therefore the waiting should be designed to seat 20 people for peak period and eventual accompanying persons.

¹ Urgent Care Association of America. "Urgent Care Association of America Releases 2014 Urgent Care Survey, Shows Major Industry-Wide Expansion." December 2014. Available online at <http://www.prnewswire.com/news-releases/urgent-care-association-of-america-releases-2014-urgent-care-survey-shows-major-industry-wide-expansion-300001736.html>

Table 7.1 Urgent Care Space Table

Room Type	NSF	Usage	N° of rooms	Comments
Waiting Room	360	For patients to wait before being checked	1	Well lit, amenities available to patients (TVs, Beverages, etc.)
Exam Room	120	Where nurses and doctors can analyze patients	4	See appendix B for layout example
Laboratory	200	To gather info necessary for doctors.	1	
Restroom	90	For patients and employees	4 ^a	At least one ADA accessible ^b See appendix D for layout example
Radiology	240	Necessary for X-Ray scans	1	Lead lined walls
Reception Station	80	Organization of patients	1	Every individual station should be separated by panels for privacy
Nurse Station	120	Primary storage and work station for nurses	1	Located central to exam rooms and procedure rooms
Red Bag Room	60	Disposal of medical waste	1	Floor drain, cleanable floor and wall surfaces, lighting, and exhaust ventilation are all necessary
Break Room	120	For Employee Usage	1	
Procedure Room	120	For medical action after examination	1	
Dressing Room	40	Changing Clothes	1	
Storage Room	80	Storage for various equipment and drugs	2	1 Supply room, 1 file room (can include fax and copy area), and one for equipment.
X-Ray Processing Room	80	Developing radiology images	1	
Janitor closet	40		1	
Total Net Area	2460 Sq.ft			
Total Gross Area	3300 Sq.ft			

* Data based on Department of Veterans Affairs Veterans Health Administration space planning criteria chapter 256 section 5

^a Refer to International Building Code Table 2902.1

^b Refer to International Building Code section 1109.2\

Table 7.2 Adult day care Space Table

Room Type	NSF	Usage	N° of rooms	Comments
Main Activity Room	450	Main entertainment room	1	
Lobby	80	First room when entering	1	
Reception	80	Checking into and out of the center	1	
Restrooms	100	Bathrooms and changing rooms	4 ^a	ADA compatible, assistant capable bathrooms may be necessary, stalls will be installed. Should be able to be used as a changing room.
Kitchen	240	Preparing on site meals	1	
Office	120	For employee usage	1	See appendix C
Sub Activity Room	240	Smaller groups for other activities	1	
Retreat Room	120	Private room to meet with family or time out	1	
Storage	80	Storage	1	
TV room	240	Entertainment	1	
Janitor Closet	40	Employee usage	1	
Staff Room	300	Employee usage	1	Lockers and general area includes one bathroom
Physical Therapy	240	Required for patients at the day care	1	
Total Net Area	2630 Sq.ft			
Total Gross Area	3500 Sq.ft			

* Data based on Department of Veterans Affairs Veterans Health Administration space planning criteria refer to appendix

^a Refer to International Building Code Table 2902.1

Micro-apartments

12 micro-apartments will be build based on the same floor plan for each. Should consist of a living room with kitchen, bathroom, storage and one bedroom. The total net square footage should be 375 Sq.ft for each apartment.

Project Cost Planning	11-oct-17
Group V	ARC 376
Project 1	Farmingdale State College

ALLOCATIONS	Comments	
Project Total	\$ 3 828 276	cost escalated 1.5 years
	% Project Cost Allocation	
Urgent Care Center	19%	\$ 735 029
Memory Care Center	21%	\$ 788 625
Micro-Dwellings	35%	\$ 1 347 553
Project Contingency	15%	\$ 574 241
Architects Fees	7,0%	\$ 267 979
Equipment - Urgent Care	2,0%	\$ 76 566
Equipment - Memory Care	0,5%	\$ 19 141
Equipment - Residential Equip.	0,5%	\$ 19 141
	100,000%	\$ 3 828 276

COST PER SQUARE FOOT	GSF	cost per GSF	Comments
Project construction cost per GSF			
Urgent Care	3 272	\$ 225	
Memory Care	3 498	\$ 225	
Micro-Dwellings	5 625	\$ 240	
Project costs per GSF			
Urgent Care	3 272	\$ 512	
Memory Care	3 498	\$ 372	
Micro-Dwellings	5 625	\$ 268	

FACTORS	x Factor	Selected	Comments
Project Costs - Less than \$1 million	5%	no	More frequent inspection and oversight by village/city inspectors
Project Costs - More than \$1 million	-3%	yes	Less frequency of inspection than in small villages and municipalities
Labor availability- Slow Market	-5%	no	Less conflict with commercial activities and noise
Labor availability- Tight Market	7%	yes	Constraints on operations due to noise, limits on access, NIMBY
Location - Incorporated Area	2%	no	No area or remote area for laydown, worker parking
Location - Unincorporated Area	-2%	yes	Potential for owner generated changes during construction
Job site - Business Area	-2%	yes	Aggressive bidding
Job site - Residential Area	5%	no	Lack of labor availability, especially electrical and mechanical trades
Job site - Limited Staging	5%	yes	Prevailing wage for all projects over \$1 million
Job site - Occupied by Owner	7%	no	Potential for major unforeseen conditions
Renovation - No Intrusive Tests	10%	no	More detail for bids
Renovation - Intrusive Exploration	-3%	yes	Overhead vs. volume
Project Fees - Simple Project	-1%	no	Overhead vs. volume
Project Fees - Complex Project	5%	yes	Overhead vs. volume
NYS Building Code Transition - simple project	5%	no	Overhead vs. volume
NYS Building Code Transition - complex project	7%	yes	Overhead vs. volume

8. Budget Predictions

PROJECT COST PLANNING BY AREA

11-oct-17

=Preliminary Budget Allocation!\$A\$2

ARC376

NEW CONSTRUCTION	Net Square Area	Grossing Factor	Gross Square Area	Cost per GSF	Cost by Task/Facility
			= net x factor	from prelim.	= gross area x costGSF
Assembly (A3) - Type I		1,33	0	\$ 220	\$ -
Assembly (A3) - Type II		1,33	0	\$ 207	\$ -
Assembly (A3) - Type III		1,33	0	\$ 177	\$ -
Assembly (A3) - Type IV		1,33	0	\$ 183	\$ -
Assembly (A3) - Type V		1,33	0	\$ 159	\$ -
Business - Type I		1,33	0	\$ 232	\$ -
Business - Type II		1,33	0	\$ 214	\$ -
Business - Type III		1,33	0	\$ 183	\$ -
Business - Type IV		1,33	0	\$ 195	\$ -
Business - Type V	2460	1,33	3271,8	\$ 165	\$ 538 865,46
Institutional (I4) - Type I		1,33	0	\$ 232	\$ -
Institutional (I4) - Type II		1,33	0	\$ 220	\$ -
Institutional (I4) - Type III		1,33	0	\$ 189	\$ -
Institutional (I4) - Type IV		1,33	0	\$ 207	\$ -
Institutional (I4) - Type V	2630	1,33	3497,9	\$ 171	\$ 597 441,32
Residential (R-2) - Type I		1,25	0	\$ 195	\$ -
Residential (R-2) - Type II		1,25	0	\$ 183	\$ -
Residential (R-2) - Type III		1,25	0	\$ 159	\$ -
Residential (R-2) - Type IV		1,25	0	\$ 171	\$ -
Residential (R-2) - Type V	4500	1,25	5625	\$ 134	\$ 754 875,00
Residential (R-3) - Type I		1,25	0	\$ 183	\$ -
Residential (R-3) - Type II		1,25	0	\$ 171	\$ -
Residential (R-3) - Type III		1,25	0	\$ 159	\$ -
Residential (R-3) - Type IV		1,25	0	\$ 165	\$ -
Residential (R-3) - Type V		1,25	0	\$ 153	\$ -
Parking Lot, New	NOT APPLICABLE		16000	\$ 18	\$ 292 800,00
Concrete Sidewalk	NOT APPLICABLE		4000	\$ 12	\$ 48 800,00
Landscaping	NOT APPLICABLE		30000	\$ 9	\$ 256 200,00
Tank Removal and Remediation, 1000 gal	PER TANK		2	\$ 2 875	\$ 5 750,00
Tank Removal and Remediation 5000 gal	PER TANK		3	\$ 8 625	\$ 25 875,00
Building Demolition (incl. Disposal)	NOT APPLICABLE		2200	\$ 18	\$ 40 260,00

EQUIPMENT	Net Square Area	Cost per NSF	Cost by Task/Facility
Interior Equipment - Assembly or Institutional	2460	\$ 15	\$ 36 900,00
Interior Equipment - Business	2630	\$ 35	\$ 92 050,00
Interior Equipment - Residential Kitchen	4800	\$ 5	\$ 24 000,00
Subtotal 1, Project Construction, Fees, and Contingency			\$ 2 713 816,78

FACTORS	Subtotal	x Factor
Project Costs - Less than \$1 million	\$ -	5% \$ -
Project Costs - More than \$1 million	\$2 713 816,78	-3% \$ (81 414,50)
Labor availability- Slow Market	\$ -	-5% \$ -
Labor availability - Tight Market	\$2 713 816,78	7% \$ 189 967,17
Location - Incorporated Area	\$ -	2% \$ -
Location - Unincorporated Area	\$2 713 816,78	-2% \$ (54 276,34)
Job site - Business Area	\$ 189 967,17	-2% \$ (3 799,34)
Job site - Residential Area	\$ -	5% \$ -
Job site - Limited Staging	\$ (54 276,34)	5% \$ (2 713,82)
Job site - Occupied by Owner	\$ -	7% \$ -
Renovation - No Intrusive Tests	\$ -	10% \$ -
Renovation - Intrusive Exploration	\$ (2 713,82)	-3% \$ 81,41
Project Fees - Simple Project	\$ -	-1% \$ -
Project Fees - Complex Project	\$2 713 816,78	5% \$ 135 690,84
NYS Building Code Transition - simple project	\$ -	5% \$ -
NYS Building Code Transition - complex project	\$2 713 816,78	7% \$ 189 967,17
Subtotal 2, Factors		\$ 373 502,60

Subtotal 3 = Subtotal 1 + Subtotal 2	\$ 3 087 319,38
---	------------------------

Escalation	Subtotal 3 x 4% x no. of years to midpoint construction	1,5	\$ 185 239,16
-------------------	---	-----	---------------

Location Adjustment (from National Constr. Estimator)	1,18	18%	\$ 555 717,49
--	------	-----	---------------

TOTAL PROJECT ESTIMATE=	\$ 3 828 276,04
--------------------------------	------------------------

PROJECT COST PER GROSS SQUARE FOOT

11-oct-17

Group V

ARC376

Type of Project	Category	Cost per GSF	Factors		Project Cost per GSF
			Professional Fees (7% of cost per GSF)	Design Contingency (15% of cost per GSF)	
Assembly (A3) - Type I	New Construction	\$ 180	\$ 13	\$ 27	\$ 220
Assembly (A3) - Type II	New Construction	\$ 170	\$ 12	\$ 26	\$ 207
Assembly (A3) - Type III	New Construction	\$ 145	\$ 10	\$ 22	\$ 177
Assembly (A3) - Type IV	New Construction	\$ 150	\$ 11	\$ 23	\$ 183
Assembly (A3) - Type V	New Construction	\$ 130	\$ 9	\$ 20	\$ 159
Business - Type I	New Construction	\$ 190	\$ 13	\$ 29	\$ 232
Business - Type II	New Construction	\$ 175	\$ 12	\$ 26	\$ 214
Business - Type III	New Construction	\$ 150	\$ 11	\$ 23	\$ 183
Business - Type IV	New Construction	\$ 160	\$ 11	\$ 24	\$ 195
Business - Type V	New Construction	\$ 135	\$ 9	\$ 20	\$ 165
Institutional (I4) - Type I	New Construction	\$ 190	\$ 13	\$ 29	\$ 232
Institutional (I4) - Type II	New Construction	\$ 180	\$ 13	\$ 27	\$ 220
Institutional (I4) - Type III	New Construction	\$ 155	\$ 11	\$ 23	\$ 189
Institutional (I4) - Type IV	New Construction	\$ 170	\$ 12	\$ 26	\$ 207
Institutional (I4) - Type V	New Construction	\$ 140	\$ 10	\$ 21	\$ 171
Residential (R-2) - Type I	New Construction	\$ 160	\$ 11	\$ 24	\$ 195
Residential (R-2) - Type II	New Construction	\$ 150	\$ 11	\$ 23	\$ 183
Residential (R-2) - Type III	New Construction	\$ 130	\$ 9	\$ 20	\$ 159
Residential (R-2) - Type IV	New Construction	\$ 140	\$ 10	\$ 21	\$ 171
Residential (R-2) - Type V	New Construction	\$ 110	\$ 8	\$ 17	\$ 134
Residential (R-3) - Type I	New Construction	\$ 150	\$ 11	\$ 23	\$ 183
Residential (R-3) - Type II	New Construction	\$ 140	\$ 10	\$ 21	\$ 171
Residential (R-3) - Type III	New Construction	\$ 130	\$ 9	\$ 20	\$ 159
Residential (R-3) - Type IV	New Construction	\$ 135	\$ 9	\$ 20	\$ 165
Residential (R-3) - Type V	New Construction	\$ 125	\$ 9	\$ 19	\$ 153
Parking Lot, New	New Construction	\$ 15	\$ 1	\$ 2	\$ 18
Concrete Sidewalk	New Construction	\$ 10	\$ 1	\$ 2	\$ 12
Landscaping	Simple	\$ 7	\$ 0	\$ 1	\$ 9
Tank Removal and Remediation, 1000 gal	New Construction	\$ 2 500	\$ -	\$ 375	\$ 2 875
Tank Removal and Remediation 5000 gal	New Construction	\$ 7 500	\$ -	\$ 1 125	\$ 8 625
Building Demolition (incl. Disposal)		\$ 15	\$ 1	\$ 2	\$ 18

JOB FACTORS TO ADJUST TOTAL PROJECT COST

Description	Condition	Add/Subtract	Comments
Location	Incorporated Area	2%	More frequent inspection and oversight by Less frequency of inspection than in small
Location	Unincorporated Area	-2%	villages and municipalities
Job site	Business Area	-2%	Less conflict with commercial activities
Job site	Residential Area	5%	Constraints on operations due to noise,
Job site	Limited Staging	5%	No area or remote area for laydown,
Job site	Occupied by Owner	7%	Potential for owner generated changes
Labor availability	Slow Market	-5%	Aggressive bidding
Labor availability	Tight Market	7%	Lack of labor availability, especially
Labor - prevailing wage	More than \$1 million	15%	Prevailing wage for all projects over \$1
Renovation	No Intrusive Tests	10%	Potential for major unforeseen conditions
Renovation	Intrusive Exploration	-3%	More detail for bids
Project Costs (subtotal construction)	Less than \$1 million	5%	Overhead vs. volume
Project Costs (subtotal construction)	More than \$1 million	-3%	Overhead vs. volume
Project Fees	simple project	-1%	Overhead vs. volume
Project Fees	complex project	5%	Overhead vs. volume
NYS Building Code Transition	simple project	5%	Overhead vs. volume
NYS Building Code Transition	complex project	7%	Overhead vs. volume

9. Summary Recommendations

The Urgent Care and Day Care center should be easily visible from the road and promote a clean and welcoming style to the people. Both buildings should be combined into one, for space and cost saving. Its size should not be too daunting and dwarf the surrounding neighborhood of Levittown. It Should also differ from the general style of Levittown but at the same not be outstanding for the neighbors. The Adult Day Care Should have a quick and convenient drop off process for the senior and relatives driving them. Meanwhile, the Micro apartments should be out of the way and be to themselves, create a sort of private space, being almost disconnected to the Urgent care and Day Care center and the parking should be viewed by the residents of the apartments.

- The key points for the urgent care should be circulation, privacy, accessibility, arrival
- The key points for the adult day care should be supervision, security and personal care
- The key points for the micro apartments should be private space, defensible space and visit ability
- The Urgent Care and Day Care centers share some usage of files, so a connected building would be advisable.
- It is recommended that the building comply with Article 28, for patients and owners.

10. Appendices

Website Links Cited

Urgent Care Links

<http://www.ucaoa.org/?page=industryfaqs>

<http://aaucm.org/Resources/370/FileRepository/An%20Urgent%20Care%20Physician%E2%80%99s%20Guide%20to%20Medical%20Interiors.pdf>

Demographics

<https://suburbanstats.org/population/new-york/how-many-people-live-in-levittown>

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2685126/>

<https://www.beckershospitalreview.com/lists/25-things-to-know-about-urgent-care.html>

Article 28

<https://www.health.ny.gov/facilities/hospital/regulations/>

Day Care Center

<https://www.nadsa.org/consumers/overview-and-facts/>

<http://www.encyclopedia.com/medicine/divisions-diagnostics-and-procedures/medicine/adult-day-care>

Appendix A: Veterans adult health care requirements

As a condition for receiving a grant and grant funds under this part for an adult day health care facility, States must meet the requirements of this section.

(a) Each adult day health care program, when it is co-located in a nursing home, domiciliary, or other care facility, must have its own separate designated space during operational hours.

(b) The indoor space for an adult day health care program must be at least 100 square feet per participant including office space for staff, and must be 60 square feet per participant excluding office space for staff.

(c) Each program will need to design and partition its space to meet its own needs, but the following functional areas must be available:

- 1) A dividable multipurpose room or area for group activities, including dining, with adequate table setting space.
- 2) Rehabilitation rooms or an area for individual and group treatments for occupational therapy, physical therapy, and other treatment modalities.
- 3) A kitchen area for refrigerated food storage, the preparation of meals and/or training participants in activities of daily living.
- 4) An examination and/or medication room.
- 5) A quiet room (with at least one bed), which functions to isolate participants who become ill or disruptive, or who require rest, privacy, or observation. It should be separate from activity areas, near a restroom, and supervised.
- 6) Bathing facilities adequate to facilitate bathing of participants with functional impairments.
- 7) Toilet facilities and bathrooms easily accessible to people with mobility problems, including participants in wheelchairs. There must be at least one toilet for every eight participants. The toilets must be equipped for use by persons with limited mobility, easily accessible from all programs areas, i.e. preferably within 40 feet from that area, designed to allow assistance from one or two staff, and barrier free.
- 8) Adequate storage space. There should be space to store arts and crafts materials, personal clothing and belongings, wheelchairs, chairs, individual handiwork, and general supplies. Locked cabinets must be provided for files, records, supplies, and medications.
- 9) An individual room for counseling and interviewing participants and family members.

10) A reception area.

11) An outside space that is used for outdoor activities that is safe, accessible to indoor areas, and accessible to those with a disability. This space may include recreational space and a garden area. It should be easily supervised by staff.

(d) *Furnishings* must be available for all participants. This must include functional furniture appropriate to the participants' needs.

(e) Unless determined by VA as necessary to accommodate an increased quality of care for patients, an adult day health care facility project may propose a deviation of no more than 10 percent (more or less) from the following net square footage for the State to be eligible for a grant of 65 percent of the total estimated cost of the project. If the project proposes building more than the following net square footage and VA makes a determination that it is not needed, the cost of the additional net square footage will not be included in the estimated total cost of construction.

Table to Paragraph (e)—Adult Day Health Care

I. Support facilities [allowable square feet (or metric equivalent) per facility for VA participation]:

Program Director.....	200
Assistant administrator.....	150
Medical officer, director of nursing or equivalent.....	150
Nurse and dictation area.....	120
General administration (each office/person).....	120
Clerical staff (each).....	80
Computer area.....	40

Conference room (consultation area, in-service training).....	500 (for each room).
Lobby/receiving/waiting area.....	
(150 minimum).....	3 (per participant)
Public/resident toilets (male/female).....	25 (per fixture).
Dining area (may be included in the multipurpose room).....	20 (per participant).
Vending machines.....	1 (per participant).
Participant toilets (male/ female).....	25 (per fixture).
Medical support (staff offices/ family counseling, etc.).....	140 (for each room).
Janitor's closet.....	40
Dividable multipurpose room.....	15 (per participant).
Employee lockers.....	6 (per employee)
Employee lounge.....	120
Employee toilets.....	25 (per fixture).
Physical therapy.....	5 (per participant).
Office, if required.....	120
Occupational therapy.....	5 (per participant).
Office, if required.....	120
Building maintenance storage.....	2.5 (per participant).
Resident storage.....	6 (per participant).
General warehouse storage.....	6 (per participant).
Medical/dietary.....	7 (per participant).
General laundry1	

II. Other Areas:

Participant quiet room.....	3 (per participant).
-----------------------------	----------------------

Clean utility.....	120
Soiled utility.....	105
General storage.....	100
Nurses station, ward secretary.....	260
Medication/exam/treatment rooms.....	75
Waiting area.....	50
Program supply and equipment.....	50
Staff toilet.....	25 (per fixture).
Wheelchair storage.....	100
Kitchen.....	120
Janitor's closet.....	40
Resident laundry.....	125
Trash collection.....	60

III. Bathing and Toilet Facilities:

(A) Private or shared facilities:

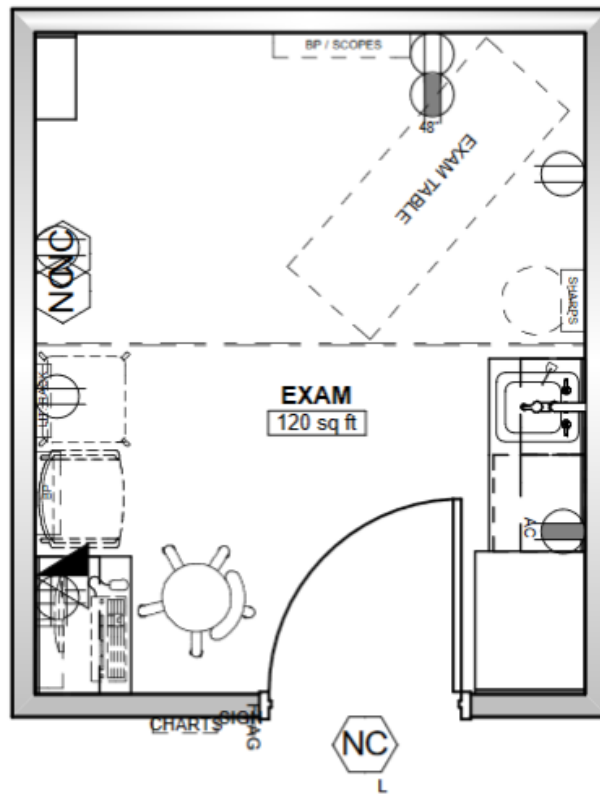
Wheelchair facilities.....	25 (per fixture).
Standard facilities.....	15 (per fixture).

(B) Full bathroom..... 75

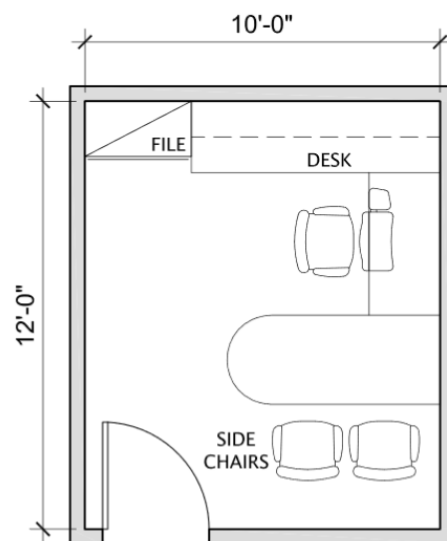
The size to be determined by the Chief Consultant, Geriatrics and Extended Care, as necessary to accommodate projected patient care needs (must be justified by State in space program analysis).

(Authority: 38 U.S.C. 101, 501, 1710, 1742, 8105, 8131-8137; Sections 2, 3, 4, and 4a of the Architectural Barriers Act of 1968, as amended, Public Law 90-480, 42 U.S.C. 4151-4157).

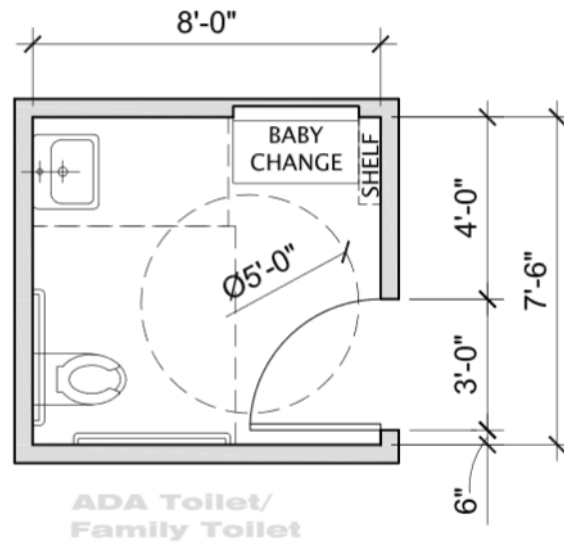
Appendix B: Exam Room Sample



Appendix C: Office Room Sample



Appendix D: ADA Restroom Sample



Appendix E: Levittown Planned Residence District Building Zone Ordinance

§ 177. Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes, and for no other:

- A. Single-family detached dwelling or senior residence. [Effective 8-31-1992]
- B. (Reserved)¹
- C. (Reserved)²
- D. Agriculture or nursery, provided that there is no display for commercial purposes or advertisement on the premises.
- E. Municipal recreational use.
- F. Railway passenger station. .

§ 178. Accessory uses. [Effective 7-6-1992]

Accessory uses on the same lot with and customarily incidental to any of the above-permitted uses, including a private garage, are permitted. This shall be understood to include the professional office or studio of a doctor, dentist, masseur, teacher, artist, architect, real estate broker, engineer, musician or lawyer or rooms used for home occupations such as dressmaking, millinery or similar handicrafts, provided that the office, studio or occupational room is located in the dwelling in which the practitioner resides and provided further that no goods are publicly displayed on the premises.

§ 179. Signs.

No sign whatsoever shall be displayed except a family or professional name and address plate.

§ 180. Excavations.

No excavations for purposes other than the construction of a driveway, walk, a permitted wall or building or part thereof or accessory thereto, or to remove topsoil from one part of the lands of an owner to another part of the same premises, which such removal is necessary as an accessory use or is made for the purpose of farming or improving said property, shall be made unless approved by the Board of Appeals

§ 181. Prohibited uses.

- A. No business or trade of any kind shall be carried on upon any lot except when approved by the Board of Appeals pursuant to Article XXVII.
- B. A. No permanent trailer, tent, shack or other structure shall be located, erected or used.

§ 183. Special uses.

Special uses, when approved by the Board of Appeals pursuant to § 272, shall be permitted.

§ 184. Height.

- A. In the case of a single-family dwelling, no building shall be greater in height than 2 1/2 stories or 30 feet.
- B. In case of a building other than a single-family dwelling, no building shall be greater than three stories or 45 feet in height, except a church.

§ 185. Building area.

The building area shall not exceed 30% of the lot area.

§ 186. Ground floor area.

The ground floor of each dwelling, exclusive of one-story open porches and garages, shall be not less than 750 square feet in the case of a one-story dwelling, nor less than 550 square feet in the case of one-and-one-half-, two- or two-and-one-half-story dwellings.

§ 187. Front yards.

- A. The required front yard depth shall be the same as the average front yard depth of the existing buildings within 200 feet on each side of the lot and within the same block in the same use district, or if there are less than two existing buildings on the same side of the street, the average front yard depth of existing buildings with 200 feet on each side directly opposite the lot in the same use district. In any case, no front yard shall be required to have a depth greater than 40 feet.

- B. In case of a corner lot, a front yard shall be required on each street, and notwithstanding the foregoing, each such front yard shall be not less than 25 feet.
- C. Where a building is not controlled by Subsection A above, there shall be a front yard, the depth of which shall be at least 25 feet back of the street line.

§ 188. Side yards.

- A. In case of a single-family dwelling, there shall be two side yards, one on each side of the main building, the aggregate widths of which shall be at least 15 feet. Neither side yard shall be less than five feet wide.
- B. In case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 20 feet; and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet.

§ 189. Rear yards.

There shall be a rear yard, the depth of which shall be at least 25 feet. In case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet or portion thereof by which the building exceeds 40 feet in height.

§ 190. Permitted encroachments.

- A. The following encroachments are hereby permitted: [Effective 1-27-1991; 6-8-2012]
 - (1) Cornices, eaves, gutters, chimneys or bay windows projecting not more than 24 inches.
 - (2) One-story open porches and terraces not exceeding three feet in height, projecting not more than six feet into a front or rear yard.
 - (3) One-story enclosed front vestibules not greater than six feet wide and five feet deep.
 - (4) One-story additions to the main dwelling projecting into one of the required side yards, provided that the area of encroachment shall be used for garage purposes only, and provided further that neither side yard shall be less than five
 - (5) One-story additions to the main dwelling encroaching into the required rear yard, provided that the area of encroachment is not in excess of 240 square feet, and provided further that the rear yard shall not be diminished thereby to a depth of less than 15 feet.
 - (6) One-story additions to the exterior of the main dwelling containing only an aboveground fuel-oil storage tank used for heating the premises upon which installation is made, projecting into one of the required side yards, provided that said side yard shall not be diminished thereby to a width of less than five feet.
 - (7) Air-conditioning condenser units, emergency generators, basement stairs and basement areaways, projecting into one of the required side yards, provided that said side yard shall not be diminished thereby to a width of less than five feet.

- (8) Retractable awnings encroaching into any yard, provided that the yard shall not be diminished to a depth of less than two feet. Additionally such retractable awnings shall not be calculated into lot coverage.
 - (9) Exclusive of encroachments permitted under this section and structures approved by Board of Appeals grant, second-story additions above existing permitted one-story structures may project into any required yard, provided that they do not extend beyond the wall of the existing structure.
 - (10) Sheds which have an inside capacity of less than 52 cubic feet and do not exceed 72 inches in height shall not require building permits. Furthermore, these types of sheds may project into one of the required side yards, provided that the said side yard shall not be diminished to a width of less than five feet.
- B. In any case where the Board of Appeals had diminished a required yard by a variance or special exception, none of the foregoing encroachments shall be permitted encroachments in such diminished yard.

§ 191. Fences. [Effective 6-18-2002]

A fence, not exceeding six feet in height, shall be permitted on the rear lot line and those linear portions of the side lot lines enclosing a rear yard; provided, however, that the six-foot fencing and its relationship to the street fronting upon the premises shall not exceed a greater distance frontward to the street than the front building line of the dwelling; provided that any fencing frontward of the front building line shall be no greater than four feet in height, and of a type which does not substantially obstruct line of sight, and provided that there shall be compliance with § 311 of Article XXXI of this ordinance, with respect to clear sight triangles.

§ 192. Accessory buildings.

- A. Accessory buildings may occupy 40% of the required area of the rear yard up to an average height of 12 feet. The yard area occupied by such accessory building shall, however, be included in computing the maximum percentage of the lot area which may be built upon. No accessory building shall be nearer to any front property line than 45 feet, and it must be at least two feet from the rear and side property lines, except that accessory garages may have a party wall. However, in the case of an accessory private garage which may include a porch or an enclosed patio annexed thereto, it may be located not nearer to the front property line than the main building which it tends and must not be less than five feet from any side line; should such accessory garage be located 45 feet or more from the property line, it cannot be less than two feet from the side and rear property lines.
- B. In the case of a corner lot, an accessory building shall be neither more nor less than two feet from the rear and side property lines, except in the case of an accessory private garage, which may be located not nearer to the front property line than the main building which it tends and must be not less than five feet from any side line, but must, in any other event and in all other respects, conform to Subsection A of this section.

- C. Exclusive of an accessory private garage and a cabana permitted as an accessory to a swimming pool pursuant to § 252A(6) of Article XXV, only one structure can be erected and thereafter maintained, and such structure shall be erected on the ground and in the rear yard only and shall not exceed 144 square feet of floor area, nine feet in height maximum and 12 feet horizontally maximum, unless authorized as a special exception by the Board of Appeals. [Effective 7-6-1992]