Design Guidelines
What are they, and does my organization need them?
today’s presenters

Brita Carlson

Alexis Smith
Overview of Enterprise’s new resource: *Design Guidelines - What they are, how they work, and where to get started*

Hear from our panelists about their experience creating design guidelines for their organizations:
- Annie Ledbury
- David Parker
- Alexis Smith

Q & A with our panelists
today’s objectives

1. Understand what design guidelines are and how they can be used.
2. Determine where to begin the process of creating guidelines.
3. Identify possible content areas to include in guidelines.
Design guidelines have become a popular tool to help affordable housing developers achieve desired outcomes. But what are they? and how do you know if they are right for your organization?
Design guidelines convey to your team what you expect from the design of your buildings, and offer recommendations for how your buildings can best meet your needs and the needs of your residents.
Creating your organization's own set of design guidelines can be a daunting task - but it doesn’t have to be. Early planning will help you and your team start out on the right foot and make the process that much easier.
the resource

forming your team

YOUR TEAM
Your guidelines will draw on the expertise of many people within your organization. While involving more people will take more time, most organizations we spoke with reported that a more inclusive process ultimately resulted in a stronger document, as well as a greater level of buy-in when it came to implementing the guidelines.

Start early in connecting with your various team members and set clear expectations about what input is needed, how and when team members will be involved, and how consensus will be reached. Your process may require a different level of engagement from different people at different times.

It may already be clear who within your organization should participate in creating your guidelines. If you’d like to give this additional thought, try Exercise 3: Forming your team [page 41] in the workbook.

LEADERS
1-3 people directing the creation of your guidelines. Include those who will be in charge of maintaining your guidelines when complete.
engagement: weekly or biweekly

WORKING GROUP
A group of representatives from various departments and/or fields who meet periodically to review the content and format of your guidelines.
engagement: monthly to quarterly

ADVISORS
Individuals or groups with experience and knowledge that can inform a particular section of your design guidelines. This could include a group of tenants, a board member, or your general contractor.
engagement: periodically, as needed

Many organizations have found it helpful to form a working group made up of the staff who will be most closely involved. Consider the information below when thinking about who to include in your process and how often you should engage them.

FIND THE RIGHT TEAM MEMBERS TO CREATE YOUR GUIDELINES:

<table>
<thead>
<tr>
<th>potential team member</th>
<th>what they can bring to inform your guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOARD OF DIRECTORS, LEADERSHIP STAFF</td>
<td>• Emphasize the importance of guidelines for your organization • Ensure your goals are achieved and outcomes reached • Identify your organization’s priorities</td>
</tr>
<tr>
<td>REAL ESTATE DEVELOPMENT STAFF</td>
<td>• Understand your organization’s current design and development standards • Can identify gaps in your current design process • Understand financial implications of design decisions</td>
</tr>
<tr>
<td>BUILDING OPERATIONS AND MAINTENANCE STAFF</td>
<td>• Know how certain design decisions impact day to day operations and maintenance • Have a practical perspective on the long-term durability of materials and use of space</td>
</tr>
<tr>
<td>ARCHITECTS, CONTRACTORS, AND OTHER CONSULTANTS</td>
<td>• Understand common industry best practices, as well as developing trends and new technologies • Bring experience and expertise in fields beyond housing development</td>
</tr>
<tr>
<td>TENANTS</td>
<td>• First-hand experience with the spaces, materials, and products you use in your buildings • Direct knowledge of their own needs and priorities</td>
</tr>
</tbody>
</table>

Consider This: Who might have expertise to contribute to your guidelines? For richer content, try thinking outside your traditional development team.

Exercise 3 Page 41
Now comes the fun part: deciding what to include in your guidelines. This chapter guides you on how to pick and choose the elements that resonate most for your organization.
program and design preferences

This section lets your reader know about the types and qualities of spaces that should be included in your buildings and on your sites. It can include big-picture, building-scale preferences and unit layout needs, such as which rooms should be located next to each other, or how big the kitchens should be. It could also include more detailed information such as how wide your doorways should be, or what size appliances you prefer. These are assumptions that architects will make early on in the design process, and you will want to make sure that they are starting on the right track.

This section is particularly important for any population with unique needs that may not be common in standard residential design; even architects experienced in residential design may not be as familiar with the specific needs of your residents.

WHAT TO INCLUDE

This section should include information on each space that you would like to in each, or at least most, of your buildings. This will likely be one of the more extensive sections in your document. Include anything that gives the architect a clearer picture of how you want your buildings to function (see next page for ideas).

A FEW THINGS TO CONSIDER:

• Capture the ‘why’ of your preferences so users of your guidelines can make informed design decisions.
• Similarly, it is helpful to identify which items are preferred and which are required, to help your team prioritize in the event that there are tradeoffs.
• You may want to break this section down into smaller subcategories, such as common areas, site/property, offices, and units.
• Do not list detailed material specifications here (see the next section for help with those).
• Include anecdotes - for example, building managers give examples of most common reasonable accommodations requests.
• Try not to be too restrictive: the more you include, the harder it will be for your reader to focus on the most important items. Plus, you do not want to limit new advances and innovations in design or materials.
Still looking for inspiration? Begin working through our workbook exercises to start developing your own content.
EXERCISE 1: Finding your ‘why’  [p. 9]

Take 10 minutes to brainstorm answers to answer the question: WHY DO WE WANT DESIGN GUIDELINES?
Check the boxes next to the reasons most relevant to you, or write your own answers. Remember, it is important to be honest about your reasons for wanting design guidelines to ensure you get the best guidelines for you. Have others in your organization do this too, and compile the responses.

**WHY DO WE WANT DESIGN GUIDELINES?**

☐ To capture our team’s knowledge in case of employee turnover
☐ To ensure a higher quality of materials are used in our buildings
☐ We have sustainability goals and want to be sure the right standards are met
☐ To standardize materials to reduce repair, replacement, and maintenance costs
☐ Tenant health is our top priority and we want to ensure only healthy materials are included in our buildings
☐ To reduce repetitive conversations and decision making when it comes to design
☐ To use the guidelines process as a tool to reach consensus on certain design/development issues
☐ We want our architects to understand what is most important to us, and make sure that influences how they design our buildings
☐ To have the same materials or products across our buildings will make life easier for our maintenance staff
☐ Our residents should be getting the same quality and products in their apartments even across different buildings
☐ To demonstrate that our organization has an advanced and experienced development team.

EXERCISE 2: Targeting your audience  [p. 10-11]

EXERCISE 3: Forming your team  [p. 12-13]


EXERCISE 5: Where should you begin?  [p. 19]

EXERCISE 6: Organizational information  [p. 20-21]

EXERCISE 7: Taking your team’s input  [p. 22-23]

EXERCISE 8: Design preferences - Sample plans  [p. 24-28]
our panelists

Annie Ledbury

David Parker

Alexis Smith
Annie Ledbury
Architect & Creative Placemaking Manager
East Bay Asian Local Development Corporation (EBALDC)
Oakland, CA
www.ebaldc.org
...is included?

- List of standard appliances and fixtures
- Room by room finishes, materials, products, and details and reasons why
- Optional upgrade products
- Alternative products for special populations, ADA, and site conditions such as freeways
- Preferred architectural layouts, programming, and adjacencies
- Select construction details
There are three tiers of items in EBALDC’s design guidelines:

- **Tier 1 = Specification List**
  A standard list of appliances and fixtures saves $ on ordering, training, and coordination of repairs.

- **Tier 2 = Product Type**
  Outlines our preferred types of products and the reasoning behind it, but with the details left up to the project team.

- **Tier 3 = Performance Spec**
  Describes a final result desired rather than a specified product. This leaves problem-solving up to the architect and project team. It may include design considerations like adjacencies, industry standards like Energy Start that may evolve over time, or metrics such as minimum light levels.
EBALDC Design Specs/ Guidelines

<table>
<thead>
<tr>
<th>Tier</th>
<th>Space</th>
<th>Product</th>
<th>Date Approved/Revised</th>
<th>EBALDC Minimum Standard</th>
<th>Why Chosen as EBALDC’s Standard?</th>
<th>Optional Upgrades</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Unit - Bathroom</td>
<td>Sink</td>
<td>10/31/2017</td>
<td>Bootz Oval basin 17 x 20 P/N 725855, porcelain-enameded Steel white sink with self-rim and overflow drain</td>
<td>Functional and nice design</td>
<td>Bootz Round basin 19&quot;, model 725010, porcelain-enameded steel white sink with self-rim and overflow drain</td>
</tr>
<tr>
<td>2</td>
<td>Common Areas - Public Bathroom</td>
<td>Sink</td>
<td>11/15/2017</td>
<td>Minimum standard, match residential standard.</td>
<td>Durable, commercial grade, ADA compliant</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Unit - Kitchen</td>
<td>Sink</td>
<td>1/30/2018</td>
<td>Standard size double bowl stainless steel with overflow drain.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Common Areas - Community Room</td>
<td>Sink</td>
<td>1/30/2018</td>
<td>Double sink, stainless steel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Unit - General</td>
<td>Soffits</td>
<td></td>
<td>Minimum interior head clearance of 8' below soffits</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Common Areas - Community Room - Kitchen</td>
<td>Stove/Range</td>
<td>10/31/2017</td>
<td>GE Model # JBS10DFWW, 30 x 47 x 28 3/4, 5.0 Cu Ft</td>
<td>Good domestic brand with parts available. Prefer enough space for a half sheet/hot plate oven for cooking at big events. See tier 3 appliances note below.</td>
<td>GE model # JB250GFSA, 28 7/8 x 47 x 28, 5.5 Cu Ft</td>
</tr>
<tr>
<td>2</td>
<td>Unit - Bedroom</td>
<td>Telecommunications</td>
<td>1/30/2018</td>
<td>Cable and telephone outlets at bedroom required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Unit - General</td>
<td>Telecommunications</td>
<td>1/30/2018</td>
<td>Cable and telephone outlets located in main living space.</td>
<td>From EBHO NPH resident leaders discussion 2017</td>
<td></td>
</tr>
</tbody>
</table>
...is it maintained?

The design specs committee will convene quarterly to approve additions or revisions to this document with representatives from RED, PM, and any other department representatives who wish to join.

- **Mark O**
  will maintain the tier 1 list and propose updates over time for committee approval

- **Annie**
  will convene the design specs committee and organize updates to this document. She will collect proposed updates to tier 2+3 items from project teams for committee approval
...is it maintained?

- **3 weeks ahead of committee meeting**
  Annie send out email reminder and call for items that need to be added or changed & compiles list for Mark

- **2 weeks ahead of committee meeting**
  Mark researches list of proposed specs for items on list

- **1 week ahead of committee meeting**
  Mark and Annie meet and finalize proposals and send out to committee for review.

- **1 week after meeting**
  Annie updates the document with decisions made, archives, and re-issues new version on Sharepoint
our panelists

David Parker
Design and Building Performance Associate
Preservation of Affordable Housing (POAH)
Boston, MA
https://www.poahbod.org/
our panelists

Alexis Smith
Former Enterprise Rose Architectural Fellow
Jewish Community Housing for the Elderly
Boston, MA
www.jche.org
1.2 DESIGN PRINCIPLES

Our design principles are an articulation of how JCHE’s values and mission should be reflected in our buildings. More than any other recommendations in this document, these principles should be what drives decision-making and inspires the project team.

1. AGING IN COMMUNITY

JCHE’s vision is for our residents to age in community - to live a full life of connection and purpose in a dynamic, supportive environment. Our buildings should above all be a reflection of this vision. When someone walks into a JCHE building, whether it’s in a neighborhood downtown or in the metro suburbs, they should instantly understand that they are not simply entering an apartment building, but that they are entering a community in the fullest sense of the word, where our residents form meaningful connections and live full and engaged lives.

2. APARTMENTS FOR LIFE

JCHE strives to build deeply supportive housing in which our residents can live independently. From a design perspective, we aspire for our residents to not have to move to an institutional facility because of physical constraints of their apartment, even as they age and their physical space needs change.

- Spaces should be maneuverable for people of all mobility levels, including those using a walker or a wheelchair and those with balance difficulties.
- Fixtures and appliances should be usable for people with limited dexterity, limited visual ability, and/or limited hearing ability.
- Apartments should be adaptable, able to transition to accommodate the changing needs of our residents.
- Safe. Buildings should reduce the incidence of falls or other preventable injuries and provide signaling for residents with dementia.

3. VILLAGE CENTERS

One of JCHE’s primary objectives is building connections and community within our walls and in our surrounding neighborhoods. While the components of what makes a great Village Center will change based on project location, we want all our buildings to be hubs of activity that enrich, and are enriched by, our residents and our neighbors.

- Connections. Public spaces foster interaction of all different kinds, from formal get-togethers to impromptu chats to simply observing passersby.
- Activity Hubs. Common spaces provide an effective and engaging home for the wide variety of activities that our residents engage in and that our staff plan. Commercial spaces or neighborhood amenities act as a bridge between our residents and our neighbors.
- Welcoming. When residents enter a common space, it should feel like a place where they’d like to linger, socialize, and spend time. When they enter their apartment, it should feel like home. The building should be culturally sensitive, recognizing the diversity of our resident population.

4. SUPPORTIVE

Our buildings must accommodate the continually evolving support services to meet the needs of our diverse residents as they age. Apartment units should facilitate the supports that many residents will need as they age, while the common spaces should accommodate the wide variety of well-being and social programs that are offered on campus.
3.5 BATHROOMS

Good bathroom design is a foundation of independent living. If a resident is unable to use their bathroom, either independently or with assistance, it will be difficult for them to remain in their home. Unit bathrooms should be equipped with the supports to enable seniors of varying abilities to use the bathroom independently for as long as they are able, and should be organized so that an aide can comfortably assist a resident as needed.

Bathrooms are the location of a particularly high number of falls, so minimizing the potential for tripping and slipping – through lighting, flooring, and handholds – is of vital importance. While safety and adaptability are primary concerns, these should not come at the expense of ensuring that the bathroom looks residential.

DESIGN CONSIDERATIONS

- Access to the bathroom should be as close to the bedroom as possible. Where possible, dual access from both the hallway and directly from the bedroom is preferred. Otherwise, the bathroom door should be accessed from the hallway, but should be as close to the bedroom door as possible.

Top and middle left: Toilet paper holder and towel bar double as grab bars; see chapter 4. Middle right: Integral night LED night light in outlet; see chapter 4. Bottom: Zero-threshold shower with infinity drain.

3.1 THROUGHOUT THE UNIT

...top left: Windows should be operable with minimal force. Top middle: Use contrasting tones for different planes. Top: Windows should be operable with minimal force. Lower middle: Use contrasting tones for different planes. Upper middle: Zero-threshold floor transitions minimize difficulties to “counter surf” by holding onto the sink and stove. Lower middle: Use contrasting tones for different planes. Top right: Integral night LED night light in outlet; see chapter 4. Bottom: Zero-threshold shower with infinity drain.

DESIGN CONSIDERATIONS

- Ensure grab bars are installed on the exterior of the shower. If the shower is large enough, a shower bench or seat is recommended. If a bench is not possible, ensure there is a zero-threshold floor transition. Also ensure there is a grab bar for support when using the toilet.

3.4 KITCHENS

The kitchen is a functional, hard-working room, so durability and universal design to avoid an institutional look and feel. Every unit should be designed to support Aging in Community, with a range of adaptive features that enable residents to live comfortably in their unit even as their physical space needs change.

DESIGN CONSIDERATIONS

- Provide a high level of accessible separation between units. If a unit is converted to an accessible option, it is important to ensure a clear separation between units. The kitchen should be located close to an elevator to reduce kitchen traffic. If cost or space is an issue, a galley kitchen is also an option.

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3.4 KITCHENS

It is also an option.

- Provide a multi-level sink and dishwasher in the kitchen to accommodate the needs of residents with varying levels of mobility and dementia.

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DESIGN GUIDELINES FOR AGING IN COMMUNITY
2.1 ENTRANCE

JCHE entrances should feel like an entrance to someone’s home. The entrance should be a warm and inviting place where people can meet with friends or make happenstance connections. The lobby is where residents access rides and transport, learn about events and activities, and congregate for informal gatherings. It provides a springboard for connection to JCHE’s internal program life as well as to the surrounding neighborhood.

ENTRY AND LOBBY

- The location of the building entrance should be immediately apparent when viewed from the outside. A covered entrance is preferred. The pick-up and drop-off area should be curbsless and fully accessible.
- There should be seating both outside the building and inside the lobby, with clear views to the pick-up area so that residents have a place to sit while waiting for rides.
- The lobby is an excellent location to double as a social seating area; see “program spaces” section below for more details.
- Include wall space for bulletin boards to notify residents of events and activities. Currently we use a combination of digital screens and traditional bulletin boards, though in the future we may shift towards more digital boards.

Top and upper middle: Prominent entries with curbsless pick-up. Lower middle: Social seating inside the lobby. Bottom: Seating outside the entrance.

2.3 PROGRAM SPACES

Program spaces are the heart of all JCHE buildings. They are how we create our “village center,” and are a tremendous part of what makes our buildings special places. They should be designed in close consultation with residents, who should be made absolutely responsible for ensuring that the spaces are well-used and loved.

Nearly all the spaces listed below should be located in areas of high foot traffic with plenty of transparency so that the spaces are clear to anyone passing by and the activity happening within. Although program areas are discussed individually below, they should not be disjointed as separate spaces for a reason; the sequence of experiences and the way that each space flows into the next should work as a cohesive whole.

In buildings where there is not enough space to accommodate all the functions listed below, designers should think about how to use efficiently use the space available. This will help ensure that the spaces are well-used and loved.

- Access drives.
- The location of the building entrance should be marked off from the street and the lobby.
- Easy for screen readers looking at maps, which is difficult for residents with low vision.

2.5 OUTDOORS

The primary goal for any outdoor space is to provide a comfortable area for residents to spend time outside, whether sitting or walking. Larger decision spaces may include specific program elements such as exercise areas and equipment, gardening plots, or games.

ENTRY AND LOBBY

- Outdoor spaces should be furnished and accessorized similarly to the interior.
- A variety of seating options is preferred, including benches, built-in seating, small dining tables, and benches with back support and seating in both an upright and reclining position.
- Standard outdoor seating is ideal, with a chair that is a single seat (not a two-person seat) with a small table. Cushions or thick batting in the fabric will help improve comfort of seating.
- Include items of standard length, most importantly parapets, fences, and trees, with all other furniture made to harmonize with the surrounding space.
- Consider the amount of green space to incorporate weatherproofing, or use an umbrella in a sunny spot.

2.3 PROGRAM SPACES

SOCIAL/DINNER AREAS
- Residents enjoy social gathering spaces. These spaces should be bright and can be the center and heart of a building.
- Chairs and barstools should be located in convenient washable areas.
- Allow for screen readers looking at maps, which is difficult for residents with low vision.

2.5 OUTDOORS

- Pathways and spaces. Clearly delineate all pedestrian routes throughout the unit.
- A variety of seating options is preferred, including benches, built-in seating, small dining tables, and benches with back support and seating in both an upright and reclining position.

- Residents appreciate a focal point, such as a fountain or a child’s play area.
- Although smaller buildings may only have one space for outdoor space, these may still include smaller seating areas.
- Any outdoor space with lots of activity will need to be flexible and able to accommodate changing circumstances.

2.5 OUTDOORS

- Entrance and lobby.
- Design guidelines for aging in community.
4.1 DIVISION 06 / WOOD, PLASTICS, COMPOSITES

BLOCKING
In all unit bathrooms, provide for blocking in accordance with the following:
- Wall-mounted sink. This ensures that we can replace the sink vanity with a wall-mounted sink fixture to provide additional storage space. This can be easily accessed by a wheelchair user.
- Horizontal grab bars at 30”-42” AFF around the toilet.
- Vertical grab bar next to the shower.
- Toilet accessories, including towel bar and toilet paper holder.
- Continuous plywood blocking throughout the entire shower enclosure. This allows for the future installation of grab bars or shower stools in whatever location may be needed by the resident.

Throughout each apartment unit, provide blocking for the following:
- Curtain rods at all windows.
- Closet shelving and hanger rods at 42-48”.
- An access panel at any valve or other piece of equipment that may require maintenance.

BUILDING DESIGN AND INSURANCE
JCHE currently carries FM Global insurance at all of our properties. Where possible, we prefer building FM Global standards, or including those standards as an add-on in bid. However, we understand that as we add more wood frame buildings to our portfolio, we may no longer be able to use FM Global for all of our buildings. JCHE operations staff will decide whether to pursue FM Global approval on a project-by-project basis.

4.3 DIVISION 09 / FINISHES

GENERAL
- All wood surfaces should be varnished for different finishes. There will be a hard finished product that will look like hardwood, while another similar product will look like laminate or tile. These finishes should be at least 6” wide and at least 36” long.
- Carpet, when used, should be a wool or polypropylene material that can be cleaned by a vacuum cleaner.
- Avoid any walls that will be in the path of water. In particular, a wall that will be affected by water (such as a wall next to a toilet) should not be made of materials that can be affected by water.
- Avoid using materials that may cause allergic reactions for residents, such as latex or formaldehyde.
- Avoid using materials that may cause skin irritation for residents, such as those containing nickel or chromium.
- Avoid using materials that may cause respiratory problems for residents, such as those containing asbestos or formaldehyde.

TRIPPING HAZARDS
One of the biggest tripping hazards that we see in buildings is carpet. Carpet is a soft surface that can be easily dislocated by residents, and can be dangerous for residents who have trouble with balance, vision, or coordination.

DREWWALL
- Install shower-resistant drywall around showers, bathtubs, and any other large pots and pans, and appreciate a shelf, preferably one that doubles as a grab bar.

4.4 DIVISION 22 / PLUMBING

PLUMBING FIXTURES
General
- Provide at least two water sources, including a shower, dishwasher, or toilet.
- Install a lavatory in any common area, such as a lobby or hallway.
- Install a gasket threshold. Although it is not necessary in every common area, it can enhance safety and reduce noise.
- Install drains in areas where residents may be at risk of falling, such as in the bathroom or kitchen.
- Install a curbless shower in accessible units, allowing for the future installation of grab bars.

Bathrooms
- In the bathroom, install a wall-mounted sink.
- Install a gasket threshold.
- Install a curbless shower.
- Install a gasket threshold in the shower.
- Install a gasket threshold in the toilet.
- Install a gasket threshold in the laundry.

Dwelling
- In the kitchen, install a wall-mounted sink.
- Install a gasket threshold in the kitchen.
- Install a gasket threshold in the laundry.
- Install a gasket threshold in the bathroom.
- Install a gasket threshold in the toilet.
- Install a gasket threshold in the laundry.

Bedrooms
- Install a gasket threshold in the bedroom.
- Install a gasket threshold in the laundry.

4.5 DIVISION 08 / KITCHENS

GENERAL
- All cabinets should be high-quality with a wood finish or a wood-look finish. This ensures that we can replace the cabinets with ones that are easier to clean and maintain.
- All countertops should be high-quality with a wood finish or a wood-look finish. This ensures that we can replace the countertops with ones that are easier to clean and maintain.
- All floors should be high-quality with a wood finish or a wood-look finish. This ensures that we can replace the floors with ones that are easier to clean and maintain.

Flooring
- All hard-surface floors should be slip resistant. This ensures that we can prevent slips and falls for residents who have trouble with balance.
- All carpets should have low pile and be easy to clean. This ensures that we can prevent slips and falls for residents who have trouble with balance.
- All carpets should be neither too dark, which easily shows wear, nor too light, which is difficult for residents with low vision, dementia. Carpet should be neither too dark, which easily shows wear, nor too light, which is difficult for residents with low vision, dementia. Carpet should be neither too dark, which easily shows wear, nor too light, which is difficult for residents with low vision, dementia.

Colors, when used, should be clear and crisp. This ensures that we can prevent slips and falls for residents who have trouble with balance.

Dwelling
- In accessible units, install a curbless shower in the bathroom.
- Install a gasket threshold in the shower.
- Install a gasket threshold in the toilet.
- Install a gasket threshold in the laundry.
- Install a gasket threshold in the bedroom.
- Install a gasket threshold in the kitchen.
- Install a gasket threshold in the bathroom.
- Install a gasket threshold in the laundry.
- Install a gasket threshold in the bedroom.

4.6 DIVISION 23 / BATHROOMS

GENERAL
- All plumbing levers and hardware in all units should be ADA compliant. This ensures that we can provide easy access to all residents, including those with limited mobility.
- All faucets, hand dryers, etc. should be automatic. This ensures that we can provide easy access to all residents, including those with limited mobility.
- All plumbing levers and hardware in all units should be ADA compliant. This ensures that we can provide easy access to all residents, including those with limited mobility.

FLOORING
- All carpet colors should be neutral, with some bold pattern repeats. This ensures that we can provide easy access to all residents, including those with limited mobility.
- All carpets should have low pile and be easy to clean. This ensures that we can provide easy access to all residents, including those with limited mobility.
- All hard-surface floors should be slip resistant. This ensures that we can prevent slips and falls for residents who have trouble with balance.

Colors, when used, should be clear and crisp. This ensures that we can prevent slips and falls for residents who have trouble with balance.

4.7 DIVISION 24 / PLUMBING

PLUMBING FIXTURES
General
- Provide at least two water sources, including a shower, dishwasher, or toilet.
- Install a gasket threshold. Although it is not necessary in every common area, it can enhance safety and reduce noise.
- Install a gasket threshold in the shower.
- Install a gasket threshold in the toilet.
- Install a gasket threshold in the laundry.

Bathrooms
- Install a gasket threshold in the bathroom.
- Install a gasket threshold in the toilet.
- Install a gasket threshold in the laundry.
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- Install a gasket threshold in the kitchen.
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Bedrooms
- Install a gasket threshold in the bedroom.
- Install a gasket threshold in the laundry.
thank you!

https://www.enterprisecommunity.org/solutions-and-innovation/design-leadership