

## 5. Site/Layout – Casa Indiana

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### a. Site Map

See at the end of this section

### b. Project Description

This new 4-story new construction elevator access building will include: thirty-nine 1-bedroom and eleven 2-bedroom apartments. Typical one bedroom unit size is 665 square feet and two bedroom units are 932 square feet. Casa Indiana will feature 8 apartments at the 1<sup>st</sup> floor and 14 units on each of the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors. Each unit has an open floor plan with living room, eat-in kitchen, one bedroom, and full bathroom. Twelve (12) of the units will be designed especially for access for the disabled to accommodate wheelchair-bound or otherwise physically disabled and four (4) additional units will be equipped for residents with hearing and/or visual impairments. The remaining 34 units are designed to become adaptable to accommodate the growing needs of the residents as they age in place. Allowing 100% of the units provided by Casa Indiana will meet the requirements for visitability.

The first floor will include two community rooms, laundry facilities, two management offices, a storage/maintenance room with individual storage for each unit, and a mechanical/trash room. The large community room that includes a small kitchen faces 2<sup>nd</sup> Street, and has access from both the lobby and direct street access at the corner of 2<sup>nd</sup> and Indiana. It will be available for programs targeted to seniors, including lunch programs, and other activities. It will also be available for community functions, to better integrate the development into the neighborhood. The smaller community room, overlooking the patio/plaza to the rear will provide an opportunity for quiet relaxation, as well as provide computer/internet-access facilities. The lobby and small community room will have direct access to the large rear paved patio area and garden that will provide an amenity for Casa Indiana residents. The management offices will be located directly adjacent the main entrance lobby, and will have windows both onto 2<sup>nd</sup> Street, and onto the lobby vestibule, to provide security. All spaces will be flexibly designed to meet the changing need of residents over the next 20 years.

The adaptive design of Casa Indiana and support services program also reflect the fact that, as each of the residents of the facility get older, the physical environment may need to be adapted and additional supportive services must be provided to accommodate each resident. Our objective is to enable individuals to "age-in-place" for as long as possible to reduce the incidence of pre-mature institutionalization of elderly residents of the community. In further support of this objective Casa Indiana will feature eleven (11) two (2) bedroom units which will also be made available to those residents who require additional sleeping quarters for potential live-in nurses or caregivers, as it is often difficult for elderly persons to deal with the everyday problems associated with aging; illnesses, living on fixed income and loss of familial support. Casa Indiana will provide the residents of this community a greater choice in housing opportunities within the neighborhood they are familiar with.

### **Green and/or Sustainable Elements**

Casa Indiana will utilize energy efficient tools to minimize operating costs and energy usage. HACE intends to meet the requirements for LEED (Leadership in Energy and Environmental Design) Silver Certification in the design. All materials will be LEED compliant. Construction will utilize unique wall panels, to provide better utilization of labor, and materials. The

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construction of the building will utilize trimmable open web wood trusses, to permit flexibility of running mechanical systems through the trusses. Bearing walls will be limited to exterior walls and corridor wall units, allowing for clear floor and roof truss spans, and future flexibility in modifying room layouts. Living floor layouts are open plan to permit flexible use. The below-listed energy efficient measures and green technologies will be utilized. Energy Star-labeled products will be installed wherever possible.

### **Building envelope:**

- Liberal window coverage on exterior walls will allow for maximum use of daylight while maintaining a building character that is consistent with the surrounding neighborhood.
- High efficiency windows and doors will have a 'U' value of less than 0.35 and use low E glass.
- Roofing material will be high reflective roofing with a minimum reflectance of .65 for low slope roof. The roofing material will qualify for an Energy Star rating. R49 roof insulation will be installed to improve thermal performance.
- The feasibility of creating a green roof on the building will be explored. The addition of this feature would minimize the "heat island" affect, while promoting healthy air quality and minimizing stormwater runoff. The feasibility of creating roof access and an open space amenity for tenants on the roof will also be explored.

### **Site Design:**

- Permeable pavement will be used for parking pads and driveways, for storm water management, and to minimize storm water runoff.
- Landscaping will be drought resistant to avoid the need for irrigation.

### **Interiors:**

Interiors will be designed for energy efficiency and resident comfort:

- High efficiency HVAC units
- Mechanical ventilation and operable windows to ensure exchange of indoor air.
- Sealing and testing of ductwork to verify leakage is less than 6 cfm.
- All ducts will be located within conditioned space
- All lighting will be compact fluorescent lights.
- All appliances will be Energy Star rated (refrigerators, dishwashers, washing machines, range hoods, bathroom fans, etc.).
- Low VOC paints, caulks and adhesives will be used throughout
- Programmable thermostats will be installed.
- All units will be individually metered.
- Bathroom fans will be timer controlled.
- All water piping will be insulated.
- Composite wood will be free of added area formaldehyde
- Carpet will be manufactured from minimum 25% recycled materials.

Roof mounted solar voltaic panels are being considered, to reduce non-renewable electrical utility usage. Approximately 220 modules in six rows can be accommodated to yield a capacity of 50 kw. A 50 kw inverter would be installed in the mechanical room. Counseling and/or an information pamphlet for the budgeting and managing of utility costs will be provided to all new Residents.

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### c. Site and Floor Plans

See at the end of this section