



**Huizhou
Mixed-Use
Development**

惠州
多功能综合开发

**Master Plan
规划设计总图**

Appendix Materials
附件

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二零一零年一月

REES 
INTERNATIONAL
SENIOR LIVING GROUP

PROJECT ISSUES and PLANNING CRITERIA 项目讨论及设计规格

The following are major Project Issues and Planning Criteria documented by Rees Associates, Inc. These issues and criteria must be met to achieve the mission of the Huizhou Continuing Care Retirement Community and will guide the development and operation of the projects identified in this FACILITY PLANNING STUDY:

下面列举的是睿智建筑师事务所为本工程设计，建造所提出的一些可能面对的问题以及他们的设计标准以供参考。这些问题将需要先行得以解决以及这些设计标准一定要得以满足，才能够确保老年公寓的建造设计计划及操作规程能够在惠州老年社区中心的建造过程中得以实施和贯彻。

- Development must be based on latest and best US CCRC model and offer all three levels of care, independent, assisted/memory and skilled care; possibly hospice as well.

老龄社区的开发和建造必须参照美国最先进的设计，以提供3种不同层次的照顾服务：健康老人，辅助/失忆老人的照顾（半护理），和专业护理照顾，还有可能加上临终关怀病人的照顾。

- CCRC must be planned and designed to meet needs of high income (top 5%) of retired Chinese with top of line amenities.

老龄社区的目标是针对中国目前（5%高收入）的富裕人群，配套设施必须是最好的。

- Apartment sizes must be large but match market demand. Team to design for cultural issues such as feng shui.

每一个单元应当足够大，但要考虑到市场所能接受范围。同时设计也要考量到中国文化的特殊性，比如风水方面的考虑。

- Decision to be made on percent of campus to be high-rise depending on available land area and what must be reserved for future phases.

需要按照可用地的大小及预留的二期工程的老人公寓用地来决定将要设计多少比例为高层公寓。

- Management firm must be identified early and be part of planning process. (AUHC selected)

管理公司必须在早期就开始参与。（现已有美国健康护理大学管理公司参与）

- Team must examine any special accommodations for personal attendants/drivers, such as resting areas, bathrooms, parking, etc.

工程小组必须考虑到一些特殊的功能要求如：来访者，服务员/司机等的住宿问题，休息区域，卫生间，停车场等等。

- A financial plan must be developed to assist RISLG in completing the project in a manner that maximizes return on investment.

需要有一个好的财务计划才能帮助睿智老年公寓集团公司顺利完成项目，以期望较好的投资回报。

- The business plan must be aligned to achieve project success. It must include organizational structure, unit pricing, monthly service charges, level of service, financing and other issues.

要有一份好的商业计划书以保证项目的成功。它需要包括经营管理机构的组成，售房单价，月费，服务等级，财务，和其它数据。

- Contact with local governments must determine zoning issues, height restrictions, licensing requirement, set back, open spaces, local taxes and utility availability and connections.

必须与当地政府保持好的联系，以获得用地性质，高度限制，如何获取经营执照，建筑退后规定，空地地形地域，地方税收和与公用设施的连接关系。

- The Huizhou site has several topographical challenges. Careful planning in the initial stages should enhance the long-term development of the entire site.

本工程地点高低有起伏，在设计时有一定难度，在一开始做设计时就需要为长远做特别的考量。

- The overall structure of the organization is still in development. Ownership, development marketing, construction and operational management must be settled.

开发建设团队需要最后确定，以及各部门的分工负责如：市场，建造，运营管理各团队必须很快确定下来。

- The project is envisioned to offer Independent Living apartments, Assisted Living, Skilled Care and Memory Support that reflects the best US model and the highest standards. Current planning includes approximately 280 living units with supportive service.

目前的计划是包括健康老人独立式生活，半辅助式生活，专门全天看护理生活和对失去记忆人的意症服务，是目前美国最好的模式。目前所提供的设计大约有280个加以服务配套的单元。

- Each level of care or service must be planned in a way that the organization will attract residents and enhance the quality of life of each resident. At the same time, operation must be accomplished in a way that controls labor costs while exceeding expectations of residents.

目标是能够吸引居民，改善居民的生活品质。同时在超过居民的预期效果的同时，必须要控制好运营成本。

- Facilities must be designed to the highest American standards while representing the tradition and customs of the Chinese residents.

建筑设施的设计必须符合最好的美国标准，同时又兼顾中国传统的风俗习惯。

- Phase II of the development should include Active Adult as a ‘feeder’ community.

第二期工程将包括健康独立式老人生活社区。

- Land planning, gardens, water, and walking trails are important in Chinese culture and should be featured prominently throughout the site.

庭院设计，小桥流水，步行小径，是很重要的中国居住元素，在设计上，要贯穿于整体设计之中。

- Land planning should utilize site topo and locate some parking below grade.

做规划设计要充分利用地形，有些停车场设计可以考虑在低洼一些的位置。

- Project should feature sustainable design elements in all levels of care and all phases.

整个工程设计必须强调可持续的设计理念。

- The business plan shall include Independent Living that may be purchased as condominiums. Supportive Care facilities will be on an annual rental basis with residents having first option on an open apartment.

商业计划书将包括可以销售的独立式生活单元。辅助设施将以年租的方式，给与居民一个租赁的选择。入住居民为优先或优惠。

- American Standard of Care, shall be integrated into all operations. AUHC management company will hire and train local staff paying close attention to Chinese custom and culture of target generation.

所有的运营是按照美国标准的照顾方式，美国健康护理大学 管理公司将会雇用，训练本地的工作人员，同时兼顾中国的习惯和文化。

- Team leadership should meet with local government leaders to develop relationships and earn trust.

管理层需要和当地政府领导建立长期友好的联系。

- Planning team should publish standards for design and operation of health care center (ALF, SNF, MC) since they may become benchmarks for the area.

策划组将需要将设计标准及运营规章公开，因为这些可能成为该地区标准

Huizhou Continuing Care Retirement Community
Independent Living, Huizhou China
FUNCTIONAL SPACE PROGRAM

Rees Associates, Inc.
Project# 543.18
January 8, 2010

Department: 5.0 Building Services
Section: 5.1 Environmental Services/Laundry

Room Name	NSF /Unit	Number of units	NSF	Functional Description & Remarks
a. Storage/Environmental Service	300	1	300	Provide space for Housekeeping Storage and work station for lead housekeeper; provide two lockable sections;
b. Clean Linen - linen carts - shelving for bulk linens - Hanging linens	100	1	100	Space for the storage of clean linen carts; storage of carts in a holding pattern before transport to designated areas; provide shelving for storage of bulk linens;
c. Soiled Linen Holding	100	1	100	Space for the receiving, holding, and sorting of soiled linen; physically separate from clean linen area; flushing floor sink; linen sink;
d. Facility Laundry	400	*	0	Ventilation for 2 commercial washers (50 lbs.) and 3 commercial dryers (50 lbs.); folding table; 2 standard washers for personal laundry; (Use Contract Service)
e. Receiving Dock	120	0.5	60	Outside area; use for receiving food and furniture
Subtotal @ NSF to GSF Factor:		560	1.15	Gross Area: 644

Huizhou Continuing Care Retirement Community
Independent Living, Huizhou China
FUNCTIONAL SPACE PROGRAM

Rees Associates, Inc.
Project# 543.18
January 8, 2010

Department: 5.0 Building Services
Section: 5.2 Maintenance

Room Name	NSF /Unit	Number of units	NSF	Functional Description & Remarks
a. Maintenance shop - work counter, 6' - shelving unit, 4' - storage cabinet, 3' - staging area - desk/workstation	300	1	300	Maintenance shop for carpentry work and equipment repair; provide compressed air and exhaust; provide immediate access to outside (garage door); work shop and tool storage for minor MEP repairs; good lighting and ventilation; 12' of workbench space;
b. Maintenance Office	80	1	80	Provide work station with shelving above, view of maintenance shop and corridor/dock entry;
c. Chemical Supply Room	60	1	60	Enclosed room for storage of chemical supplies such as paint and other related materials;
d. Yard/Gardening Storage - riding mower - small equipment - fertilizer - hand tools - sprinkler supplies - garden club supplies - pots	200	*	0	Use contract company
Subtotal @ NSF to GSF Factor:	440		1.15	Gross Area: 506
Total @ NSF to GSF Factor	1,000		1.15	Gross Area: 1,150

Huizhou Continuing Care Retirement Community
Assisted Living, Huizhou China
FUNCTIONAL SPACE PROGRAM

Rees Associates, Inc.
Project #543.18
January 8, 2010

Space Allocation Program Summary

Department	Programmed Net Area	Programmed NSF to GSF Factor	Programmed Gross Area
1.0 Living Units & Support	7,050	1.25	8,813
2.0 Administration	380	1.20	456
3.0 Ancillary/Activity Services	1,660	1.20	1,992
4.0 Food Service	1,840	1.15	2,116
5.0 Building Services	1,055	1.15	1,213
SUBTOTAL:	11,985	1.22	14,590
Major Circulation @	12.0%		1,751
Vertical Circulation @	2.0%		327
Mechanical/Electrical @	2.0%		333
Building Systems & Exterior	1.5%		255
Building Gross S.F.:	11,985	1.44	17,256
Total Living Units:	30		
GSF Per Unit:	575		

Huizhou Continuing Care Retirement Community
Memory Care, Huizhou China
FUNCTIONAL SPACE PROGRAM

Rees Associates, Inc.
Project #543.18
January 8, 2010

Department: 6.0 Dementia Units
Section: 6.2.1 Living Unit Support

Room Name	NSF	Units	GSF	Functional Description & Remarks
k. Floor Laundry	140	1	140	Laundry services for Dementia Unit; provide plumbing and ventilation for 2 washers and 2 dryers; provide counter area for folding; utility sink; storage cabinet for supplies;
l. Living Room	240	1	240	Provide seating for 6-8; adjacent to activity/dining;
m. Activity Area	240	1	240	Provide table seating for 6-8; food preparation area; under counter storage; use table for crafts;
- Kitchen	50			
- Seating	180			
n. Staff Lounge	120	*	0	Table and 4 chairs; locate away from activity areas; access to outside; provide 6 lockers (1/2 height); (Locate in Skilled Nursing)
o. Spa Room	200	1	200	Provide whirlpool tub, vanity and toilet; soft light; fish tank;
p. Activity Area	240	1	240	Provide wall shelving for books; computer workstation; seating for 6 to 8;
- Library Shelves	50			
- Seating	180			
q. Personal Care	110	1	110	Barber/Beauty/Personal Care Room, provide one grooming workstation with sink; double doors at entry to room;
r. General Storage	190	1	190	Locate in low priority space;
Subtotal @ NSF to GSF Factor:			1,360	1.10
			Gross Area:	1,496

Total @ NSF to GSF Factor:

9,795

1.16

Gross Area:

11,390

Huizhou Continuing Care Retirement Community
Skilled Nursing, Huizhou China
FUNCTIONAL SPACE PROGRAM

Rees Associates, Inc.
Project #543.18
January 08, 2010

Department: 2.0 Building Services
Section: 2.1 Housekeeping/Laundry

Room Name	NSF	Units	NSF	Functional Description & Remarks
a. Storage/Housekeeping	200	1	200	Provide space for Housekeeping Storage and work station for lead housekeeper;
b. Clean Linen - linen carts - shelving for bulk linens	120	1	120	Space for the storage of clean linen carts; storage of carts in a holding pattern before transport to designated areas; provide shelving for storage of bulk linens;
c. Soiled Linen Holding	80	1	80	Space for the receiving, holding, and sorting of soiled linen; physically separate from clean linen area; flushing floor sink;
d. Facility Laundry	290	*	0	Locate near Service Entrance; provide plumbing and ventilation for 2 commercial washers (50 lbs.) and 2 commercial dryers (75 lbs.); and folding table; commercial iron; locate near wash area; one standard washer for personal laundry; (Use Contract Service)
e. Housekeeping Closet	35	1	35	Provide space for housekeeping cart. Include floor mounted sink and shelf storage;
f. General Storage	200	1	200	Locate in low priority space;
Total @ NSF to GSF Factor:				635
				1.15
Gross Area				730