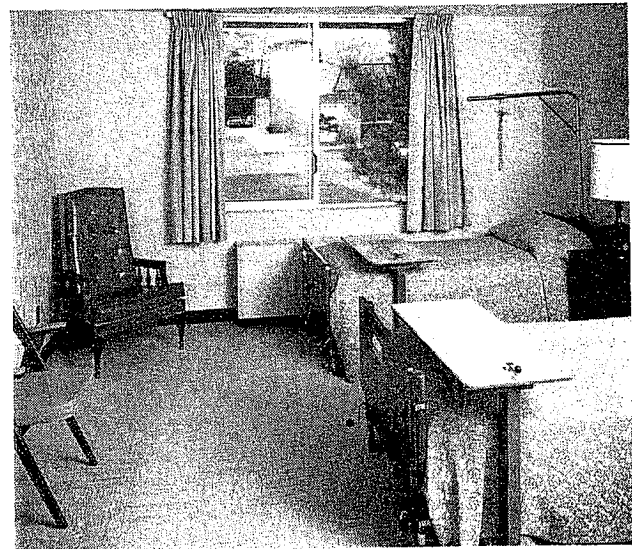


**Sayville's residential
scale suits the
neighbors, proximity
of services suits
the patients
and staff members**



Shortages of land and money in combination with an abundance of building codes and zoning laws didn't make it any easier to replace three noncomplying wood structures with one brand new concrete nursing home, but the designers of the Sayville Nursing Home, Sayville, N.Y., found a way to do it.

Their problems were compounded by the fact that patients had to remain in the old buildings while the new facility was under construction. New York state law decreed, however, that the moment the construction was completed, no part of the old structures could be used for housing patients. On top of that, all

the property surrounding the existing buildings was zoned for single family dwellings. In fact, the old buildings were permitted to exist only because they were there before the zoning laws.

First, the owner acquired a piece of adjacent land. Second, he engaged in a round of public hearings, during which it was eventually decided that the town would permit the construction. The success at the hearings was due in part to the fact that the old complex of buildings — which consisted of one, two and three-story structures — would be demolished and replaced by a low-profile, one-story facility. The zoning decision stipulated that only 40

Nursing home of the month

per cent of the additional land could be used for construction. The total area of the combined land parcel was only 1.9 acres.

According to the Smithtown, N.Y., architecture firm of Landow and Landow, these circumstances made it necessary to develop a plan of phased construction using economical systems and materials. Because the new facility was built in stages, the patients could remain in the old complex until a major portion of the work was completed. Patients could then be transferred from the old buildings, which could be demolished to make room for the rest of the new facility. "We had to design enough patient rooms and service facilities for the first stage to accommodate all of the 73 patients who were in the old buildings," said Architect Lloyd J. Landow. Upon completion, the new nursing home was to have 100 beds.

The zoning agreement required that the new facility should blend in with the surrounding neighborhood. "The design of the 38,000

square foot building had to be handled very sensitively so as not to overpower the private dwellings," recalled Mr. Landow. "This problem, however, gave us the opportunity to use the exterior scale as a design feature inside the building and to break down the interior spaces into homelike modules that let the patients themselves experience the smaller scale."

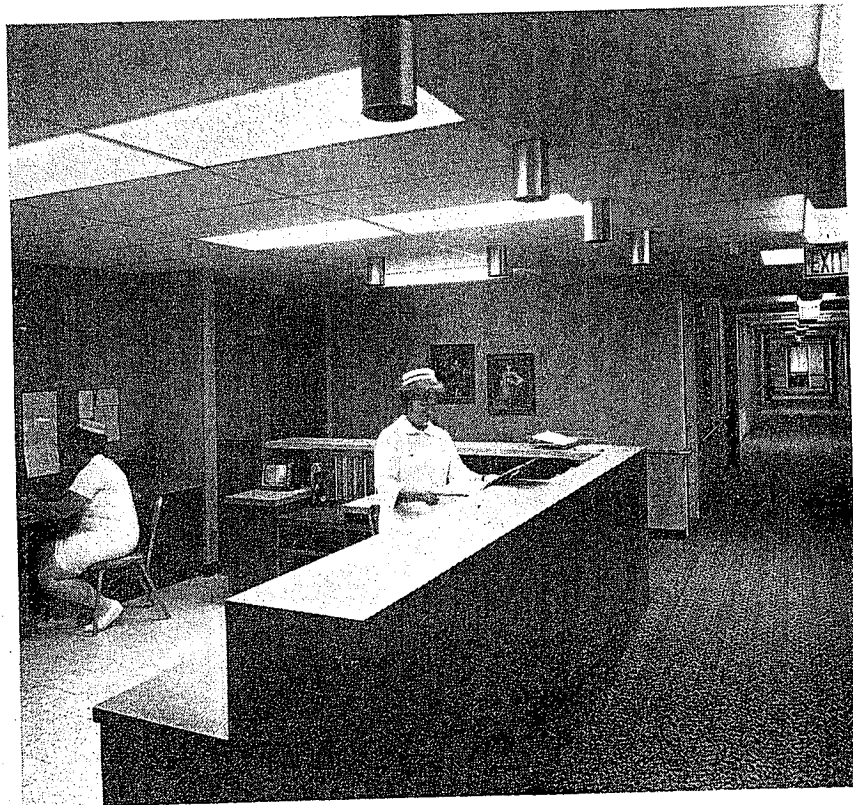
All this had to be accomplished at a cost low enough to compensate for the extra expenses incumbent with phased construction and demolition, said Mr. Landow. The total project cost was \$1 million. Exterior walls of split-face concrete block — made from white cement mixed with gravel and naturally tan Long Island sand — were used to give the building a warm buff color, he said. The outside walls were built to bear spanning steel bar joists. Because of the modular interior, the outside of the building had a segmented aspect, and a unifying element was needed to give the structure a cohesive composition, he explained.

Toward this end, aterne metal mansard roof with a continuous cornice line was used. "We expressed the differing heights within the building in terms of the projection height of the mansard roof, while keeping the cornice line level," said Mr. Landow. "This had the effect of tying the entire building together esthetically."

Inside, all the corridors, private patient rooms, and major activity areas were carpeted with low-pile carpeting. All other rooms, except lavatories and bathrooms, were tiled with vinyl asbestos. Ceramic tile was used in bathing and toilet areas.

Vinyl wallcovering was used in corridors and all patient rooms. Walls elsewhere were painted. In the lobby, high-relief sculptured clay wall tiles and fused plastic wood flooring were used.

The facility was equipped with fire safety devices, including a sprinkler system in especially hazardous areas. All windows were constructed so they could be used as emergency exits.



Nursing stations are positioned to let nurses give maximum supervision with a minimum of movement.

The facility was built with two wings, one housing service units and the other housing patient care units. The arrangement of patient rooms was based on progressive levels of care. The section for ambulatory patients was located near the dining-recreation room and the basic patient activity centers. Intermediate care units were located slightly farther from activity areas. The area for patients who require extensive nursing care was located farthest away from the major activity centers, and an effort was made to situate patient rooms as far away from the facility's parking lot as possible. Nurse-call and closed circuit television systems were installed in patient rooms and nurses' stations.

Asked if the design of the facility has lived up to expectations, Dolores Esposito, administrator of the Sayville Nursing Home, said it has "greatly increased our ability to provide efficient, high-quality care."

She enumerated the interior design elements that especially pleased her:

Architects broke down interior spaces into homelike modules, providing the patients with a familiar living scale.

"The proximity of the nursing station to the patient rooms, day rooms, and exterior courtyards allows nurses to oversee the patients and attend their needs with a minimum of movement. The glass walls separating the corridor from the day rooms and the day rooms from the outside courtyards not only allow the nurses to observe patients outside, but also encourage reluctant patients to participate in outdoor recreation.

"The proximity of patient rooms to activity areas encourages ambulatory patients to move around and experience life in the nursing home.

"The flexibility of a combination dining-recreation room enables us to execute a wide variety of programs.

"The entrance to the kitchen and service areas is located in such a way that employes can bypass the lobby and public areas, and the relationship between this entrance and the employe lounge facilities allows our personnel always to be properly attired before entering patient or public areas.

"The design of the laundry and linen facilities allows us to take all soiled laundry to a central holding area before it is removed directly outside. This eliminates the need to take soiled laundry back into the service halls.

"The location of the administrative office area near the employe entrance gives us the ability to supervise our operation with a minimum of effort." *

Construction costs

Sayville Nursing Home
Sayville, New York

Total construction cost		\$1,000,000.00
No. of beds	100	
Cost per bed		\$10,000.00
No. square feet	38,500	
Square feet per bed	385	
Cost per square foot		\$22.08
No. cubic feet	582,875	
Cubic feet per bed	5,828	
Cost per cubic foot		\$1.46

