

CHAPTER 106: SMALL HOUSE (SH) MODEL

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1 PURPOSE AND SCOPE

This document outlines Space Planning Criteria for Chapter 106: Small House (SH) Model. It applies to Small House (SH) projects developed as both new construction and renovation projects for the Department of Veterans Affairs. The resulting design solutions can be either free-standing, attached to, or embedded within an existing facility.

2 DEFINITIONS

Community Center (CC): Central hub of the Small House Model, providing areas for social activities, specialty services, and support functions for Residents. Can also include administrative offices.

Dementia: A symptom complex characterized by intellectual deterioration (including disturbances in memory as well as impulse control, language, spatial abilities, judgment, etc.) severe enough to interfere with social or occupational functioning.

Great Room: The Great Room is a large, casual gathering space for holiday and other special events in the Community Center. It can also be used on a daily basis by the residents as a core social destination.

House: A short or long-term dwelling place to provide care for 10, 12 or 14 Veteran Residents, including private bedrooms and bathrooms, along with Living, Dining, Kitchen, and other support areas in a non-institutional setting.

Multipurpose / Activity Room: The Multipurpose room provides space for large group events and resources for structured activities. The space is sized to accommodate residents in an auditorium type setting using stacking chairs or for major events such as a holiday party with a mix of seating and standing. Activities that may occur in this space include but are not limited to wet/ dry arts and crafts, bingo, cards and board games, fitness classes and activities, etc.

Neighborhood Center: Its purpose is to provide the space and opportunity for residents of three contiguous houses to interact and socialize in a communal setting. The Neighborhood Center includes a multi-purpose / activity room for gatherings and structured activities.

PT / OT Exercise Gym: This room is equipped to provide physical and occupational therapy such as treadmills, weight machines, and therapy mats.

(Snoezelen) Sensory Therapy Room: A Snoezelen Room is a therapeutic environment created for the express purpose of delivering high levels of stimuli to residents with dementia. A private room displays optical illusions with combined lighting effects, aromas, colors, textures and sounds to stimulate a person's sensory systems.

(Namaste) Sensory Therapy Room: A Namaste Room is designed to surround residents with soothing sounds of nature, music and calming aromas similar to a spa. Residents who can no longer participate in traditional activities or tolerate too much stimulation can receive individualized care in a quiet, welcoming space.



Small House (SH) Model: A VA facility or department designed to provide skilled nursing and rehabilitation services for the short or long term care needs of Veterans in a residential environment. Components that make up the SHM include the House, the Neighborhood Center, and the Community Center.

VA Medical Center (VAMC): A VA hospital facility that provides a diverse range of health care services to Veterans.

Space Planning / SEPS

Accessible: A site, building, facility, or portion thereof that complies with provisions outlined in the Architectural Barriers Act of 1968 (ABA).

Architectural Barriers Act (ABA): A set of standards developed to ensure that all buildings financed with federal funds are designed and constructed to be fully accessible to everyone. This law requires all construction, renovation, or leasing of sites, facilities, buildings, and other elements, financed with federal funds, to comply with the Architectural Barriers Act Accessibility Standards (ABAAS). The ABAAS replaces the Uniform Federal Accessibility Standards (UFAS).

Average Length of Encounter (ALoE): Averaged length of time, in minutes, a patient spends in an Exam / Treatment Room interacting with a provider and the clinical support team. It is accounted from room “set-up” to “clean-up” by staff. This metric is used to determine the number of annual patient / provider encounters that take place in an Exam / Treatment Room which, in turn, is used to calculate the number of Exam / Treatment Rooms needed in a facility based on projected annual workload. The ALoE is determined with VHA SME input during a PG-18-9 clinical chapter revision / update.

Average Length of Stay (ALoS): The average number of days a patient Veteran stays in an inpatient care unit. The ALoS is used to calculate the number of patient bedrooms for a specialty by dividing the site’s projected workload by the ALoS.

Building Gross (BG) Factor: A Factor applied to the sum of all the Departmental Gross Square Footage (DGSF) in a project to determine the Building Gross Square Footage. This factor accounts for square footage used by the building envelope, structural systems, horizontal and vertical circulation including main corridors, elevators, stairs and escalators, shafts, and mechanical spaces. The Department of Veterans Affairs has set this factor at 1.35 and included guidance in case of variance when developing a Program for Design (PFD) in SEPS.

Clinic Stop: Per these criteria, a clinic stop is the workload unit of measure for space planning. Clinic Stops are codified by VSSC, when applicable, they are referenced by number in the calculation of workload driven patient care spaces in this document.

Department Net to Gross (DNTG) Factor: A parameter, determined by the VA for each clinical and non-clinical department PG-18-9 space planning criteria chapter, used to convert the programmed Net Square Feet (NSF) area to the Department Gross Square Feet (DGSF) area.



Encounter: An interaction between a patient Veteran and a VA provider or providers in an Exam Room / Treatment Room / Consultation Room / Procedure Room, spaces where a patient Veteran received clinical care.

Full-Time Equivalent (FTE): A staffing parameter equal to the amount of time assigned to one full time employee. It may be composed of several part-time employees whose combined time commitment equals that of one full-time employee (i.e., 40 hours per week).

Functional Area (FA): The grouping of rooms and spaces based on their function within a clinical service or department.

Functional Area Criteria Statement (FACS): A verbalized mathematical / logical formulation assigned to a FA incorporating answers to Input Data Statements (IDSs) to determine the condition for providing the rooms / spaces listed in the FA in the baseline space program or Program for Design (PFD) for a project. Certain rooms / spaces may or may not have additional conditions.

Input Data Statement(s): A question or set of questions designed to elicit information about the healthcare project to generate a Program for Design (PFD) based on the parameters set forth in this set of documents. This information is processed through mathematical and logical operations in the VA Space and Equipment Planning System (SEPS).

JSN (Joint Schedule Number): A unique five alpha-numeric code assigned to each content item in the PG-18-5 Standard. JSNs are defined in DoD's Military Standard 1691 and included in SEPS Content Table.

Net Square Feet / Net Square Meters (NSF/NSM): The area of a room or space derived from that within the interior surface of the bounding walls or boundaries.

Patient Unique: (or Unique Patient), A Veteran patient counted as a unique in each division from which they receive care. Patient Uniques are included in the Registry for a VA Medical Center.

Program for Design (PFD): A project specific itemized listing of the spaces, rooms, and square foot area required for the proper operation of a specific service / department, and the corresponding area for each. PFDs are generated by SEPS based on the PG-18-9 Standard.

PG-18-9: A Department of Veterans Affairs' Program Guide for the Space Planning Criteria Standard use to develop space planning guidance for the planning, design, and construction of VA healthcare facilities; a Program Guide (PG) that provides space planning guidance for VA Medical Centers (VAMCs) and Community Bases Outpatient Clinics (CBOCs). PG-18-9 is organized by chapters, as of September 2021 there are 56 clinical and non-clinical PG-18-9 chapters; they are implemented and deployed in SEPS so that space planners working on VA healthcare projects can develop baseline space programs.



PG-18-5: A Department of Veterans Affairs' Equipment Guidelist Standard for planning, design, and construction of VA healthcare facilities; a Program Guide (PG) that lists assigned room contents (medical equipment, furniture, and fixtures) to each room in PG-18-9. PG-18-5 follows PG-18-9's chapter organization and nomenclature.

PG-18-12: A Department of Veterans Affairs' Design Guide Standard for planning, design and construction of VA healthcare facilities, a Program Guide (PG) that provides design guidance for VA Medical Centers (VAMCs) and Community Bases Outpatient Clinics (CBOCs). The narrative section details functional requirements and the Room Template section details the planning and design of key rooms in PG-18-9. Not all PG-18-9 chapters have a corresponding PG-18-12 Design Guide; one Design Guide can cover more than one PG-18-9 chapter.

Provider: An individual who examines, diagnoses, treats, prescribes medication, and manages the care of patients within his or her scope of practice as established by the governing body of a healthcare organization.

Room Area: The square footage required for a clinical or non-clinical function to take place in a room / space. It takes into account the floor area required by equipment (medical and non-medical), furniture, circulation, and appropriate function / code-mandated clearances. Room area is measured in NetSquare Feet (NSF).

Room Code (RC): A unique five alpha-numeric code assigned to each room in the PG-18-9 Standard. Room Codes in PG-18-9 are unique to VA and are the basis for SEPS's Space Table for VA projects.

Room Criteria Statement (RCS): A mathematical / logical formulation assigned to each room / space included in PG-18-9 incorporating answers to Input Data Statements (IDSs) to determine the provision of the room / space in the baseline space program or Program for Design (PFD) for a project.

Room Efficiency Factor: A factor that provides flexibility in the utilization of a room to account for patient delays, scheduling conflicts, and equipment maintenance. Common factors are in the 75% to 85% range. A room with 80% room efficiency provides a buffer to assume that this room would be available 20% of the time beyond the planned operational practices for this room. This factor may be adjusted based on the actual and/or anticipated operations and processes of the room/department at a particular facility.

SEPS: Acronym for Space and Equipment Planning System which produces equipment lists and Program for Design for a healthcare project based on specific information entered in response to Input Data Questions.



SEPS Importer: A style-based format developed to allow upload of RCSs and IDs to SEPS to implement and operationalize space planning criteria in PG-18-9 in the SEPS digital tool. This format establishes the syntax used in the RCSs and allows the use of Shortcuts. Shortcuts allow developers of space planning criteria statements to simplify RCSs making full use of their logical and mathematical functionality. A shortcut can refer to an RCS, a room in any FA or a formula. Shortcuts are [bracketed] when used in FAs and RCSs and are listed along with their equivalences at the end of the Space Planning Criteria section.

Space Planning Concept Matrix (SPCM): A working document developed during the chapter update process. It lists all the rooms organized by Functional Area and establishes ratios between the directly and the indirectly workload driven rooms for the planning range defined in this document. The matrix is organized in ascending workload values in ranges reflecting existing facilities and potential future increase. Section 5 of this document Space Planning Criteria reflects the values in the SPCM.

Stop Code: A measure of workload including clinic stops forecasted by the Office of Policy and Planning (OPP) for all Strategic Planning Categories at Medical Center and Outpatient Clinic levels.

Telehealth: The use of technology, such as computers and mobile devices, to manage healthcare remotely. It includes a variety of health care services, including but not limited to online support groups, online health information and self-management tools, email and online communication with health care providers, remote monitoring of vital signs, video, or online doctor visits. Depending on the concept of operations for this space, it may be equipped as an exam room or as a consult room with video/camera capability.

Utilization Rate: A factor used in the calculation of a directly workload-driven room throughput. It represents, in a percent value, the room is idle based on the planning assumptions. For example, if a directly workload-driven room is available for use 8 hours a day, the Utilization Rate represents the assumed time it will be used, an 85% utilization rate indicates, for planning purposes, the room will be used 6.8 hours a day. An additional directly workload-driven room will be provided in the calculation once the previous room has reached 100% utilization. The utilization Rate is embedded in the Room Throughput value calculated in Section 3 of this document.

VA Room Family (VARF): An organizational system of rooms / spaces grouped by function, a 'Room Family'. There are two "Orders" in the VARF: Patient Care and Patient Care Support; Patient Care features four sub-orders: Clinical, Inpatient, Outpatient and Residential Clinical. There are also four sub-orders in the Patient Care Support order: Building Support, Clinical Support, Staff Support and Veteran Support. Each room in a Family has a unique Room Code and NSF assigned based on its Room Contents and function which correspond to the specific use of the room. The same RC can be assigned to different Room Names with the same function in this document and can be assigned an NSF that varies based on the PG-18-5 Room Contents assigned to the room.

VA Technical Information Library (TIL): A resource website maintained by the Facilities Standards Service (FSS) Office of Construction and Facilities Management (CFM) containing



a broad range of technical publications related to the planning, design, leasing, and construction of VA facilities. VA-TIL can be accessed at: <https://www.cfm.va.gov/TIL/>

Workload: Workload is the anticipated number of procedures, clinic stops, clinic encounters etc. that is processed through a department/service area. The total workload applied to departmental operational assumptions will determine overall room requirements by modality.

Workstation: Area outfitted with equipment and furnishings, typically allocated 56 NSF each. Managers and other staff with no direct reports as well as part-time, seasonal, and job-sharing staff may qualify for a workstation. Such environments are particularly conducive to team-oriented office groupings. These environments work best when they have access to conference and small group meeting spaces.

3 OPERATING RATIONALE AND BASIS OF CRITERIA

- A. Space planning criteria included in this Standard have been specifically developed for this Department/ Service in a Department of Veterans Affairs healthcare facility based on established VHA policy and guidelines to define the scope of services provided for the veterans existing workload demand as well as that in the foreseeable future. Rooms and Functional Areas are provided based on research of clinical and non-clinical activities performed in this Department.
- B. Development / update of VA's Program Guide (PG) standards is a research based effort executed with participation of VHA Subject Matter Experts (SMEs), VA-Construction and Facilities Management Office (CFM) professional staff and specialty consultants hired for the task. These space planning standards are based on current applicable VHA policies and guidelines, established and/or anticipated best practice standards, and latest medical technology developments. Workload metrics were tailored to satisfy current and anticipated veteran workload demand.
- C. The number of resident bedrooms in a House shall be 10, 12 or 14.
- D. A Neighborhood Center should be provided if the projected number of resident bedrooms generates three Houses; an additional Neighborhood Center should be provided for every additional increment of three Houses.
- E. A Community Center shall be provided if it is authorized and if the projected number of resident bedrooms generates six or more Houses.



- F. The space planning component of PG-18-9 is based on the Space Planning Concept Matrix (SPCM) which lists all the rooms organized by Functional Area and assigns room quantity (Q) and area (NSF) for a series of ranges corresponding to the smallest to the largest department for this service in the VA healthcare system in incremental size; each range corresponds to a workload parameter which determines the number and area of each directly workload-driven room. The rest of the rooms in the range i.e., waiting, storage, staff workstations, etc. are determined by ratios to the resulting number of or NSF of the workload-driven rooms.
- G. Sections 4 and 5 of these space planning standards as well as the PG-18-5 standard are implemented in the Space and Equipment Planning System (SEPS) and hosted at the MAX.gov website so planners working on VA Construction projects can develop single or multi-department projects based on these -PG-18-9- and the PG-18-5 standards. Output from SEPS is through Space and Contents Reports; the Space Report is the Program for Design (PFD), the Content Report is the Project Room Contents (PRC). Inclusion of a Functional Area as well as Room quantity (Q) and determination of the room area (NSF) in the PFD is based on the projected Workload input which triggers calculations included in the Room Criteria Statements (RCSs). The RCSs are placed immediately after each room name, room code and baseline area (NSF). The PRC list the medical equipment, furniture and fixtures associated to each Room Code in the project. The PFD & PRC are the baseline requirements for the planning phase of a VA project based on a site's projected workload for the target planning year. This chapter's corresponding PG-18-12, Design Guide -if available- is intended for use during the design phase of the project.
- H. Space Planning parameters and metrics in this document are based on the Small House Model Space Planning Criteria Matrix (SPCM) developed as the basis for this chapter. The Small House Model SPCM lists all the spaces a VA Small House Model site would require; the quantity and NSF for each room is calculated based on the Small House Model projected workload or number of FTE positions authorized. The SPCM is organized in twelve 10-Resident House ranges, ten 12-Resident House ranges, nine 14-Resident House ranges, and one range for the Community Center (CC), each range represents an incremental variable workload depending on number of residents per house, this way all current VA Small House Model sites are covered, the upper ranges are calculated for future facilities in case a higher projected workload or FTE positions authorized than those at the present time for Small House Model.
- I. The SPCM metrics are translated into one (or more) Room Criteria Statement (RCS) for each room in Section 5 of this document. The SPCM Planning Range, the maximum number of directly workload-driven resident bedrooms, in this document is up to 126. If a project shall require provision of workload driven rooms above the maximum range value) refer to CFM for guidance. Rooms in this space planning document are organized in 12 Functional Areas (FAs).



- J. Based on its intended function, each room / space is assigned a:
 - 1. Room Name (RN),
 - 2. Room Code (RC),
 - 3. Room Area, the Net Square Feet (NSF) and its corresponding “soft metric” Net Square Meters (NSM),
 - 4. Unique Room Criteria Statement(s) (RCSs) correlated to answers to Input Data Statements (IDSs), and
 - 5. Room Comment as needed.
- K. The Room Codes included in this chapter stem from the VA Room Family. A unique support space, that may have variable area, is assigned a unique Room Code and adopts the square footage, as needed, correlated to the room contents assigned which in turn correspond to the range for those rooms. A unique clinical space or a direct clinical support room, i.e., control room, system components room, etc. typically does not feature variable NSF. Patient Care room names for rooms unique to this chapter end in “, Sml Hs”. Patient Care Support room names end in “, Bldg Sprt”, “Clncl Sprt”, “Stff Sprt”, or “, Vet Sprt”, correlating to Building, Clinical, Staff or Veteran Support room families.
- L. Section 5, Sub-Section M lists the SEPS Importer Shortcuts used for implementation of Sections 4 & 5 in SEPS. These shortcuts are inserted into the Room Criteria Statement (RCS) for each room which upon upload into the Space and Equipment Planning System (SEPS) allowing planners developing VA healthcare projects to determine quantity and square footage of each room by performing mathematical or logical calculations. Shortcuts refer Input Data Statements (IDSs), Rooms or calculation parameters stemming from the SPCM.
- M. SEPS is accessible to government healthcare planners and private sector consultants working on VA HC projects during their Period of Performance (PoP) through the MAX.gov website; government provided Training is a requisite for access.
- N. SEPS incorporates a Net-to-Department Gross factor (NTDG) factor of **1.60** for Small House Model and a Building Gross factor of 1.35 in the space calculation to generate the Department Gross Square Feet (DGSF) and the Building Gross Square Feet (BGSF) respectively for the project based on the aggregate resulting Net Square Feet (NSF) for each range. Planners can adjust the BGSF factor in SEPS; the NTDG factor is fixed.
- O. Refer to the chapter corresponding PG-18-5 Equipment Guidelist for the Room Content assignment for each room during the planning phase of a project.
- P. Refer to the chapter corresponding PG-18-12: Design Guide, if available, during the planning and design phases of a project. Not all PG-18-9 clinical chapters have a corresponding PG-18-12 document, please refer to the VA-TIL.
- Q. The space planning and design Program Guides: PG-18-9, PG-18-5, and PG-18-12 are available at the [Department of Veterans Affairs Office of Construction and Facilities Management \(CFM\) Technical Information Library \(TIL\) website](#).



4 INPUT DATA STATEMENTS (IDS)

- A. How many 10-Resident Houses are authorized? (W) (Values: 1 to 12)
- B. How many 12-Resident Houses are authorized? (W) (Values: 1 to 10)
- C. How many 14-Resident Houses are authorized? (W) (Values: 1 to 9)
- D. Is a Community Center authorized? (M)

5 SPACE PLANNING CRITERIA

The Small House (SH) Model is organized into three primary functional groupings: the House, the Neighborhood Center, and the Community Center. Spaces within those areas are further classified as Resident, Support, or Staff and Administrative areas. For functional descriptions of key spaces, refer to PG 18-12: Small House (SH) Model Design Guide.

A. FA 1: CALCULATION AREA

- 1. **Number of Sml Hs Neighborhood Centers, Clncl Sprt (SC147)..... 0 NSF (0.0 NSM)**
 - a. Provide one if [total number of Houses] is between 3 and 5
 - b. Provide two if [total number of Houses] is between 6 and 8
 - c. Provide three if [total number of Houses] is between 9 and 12

B. FA 2: HOUSE RECEPTION AREA

- 1. **House Front Porch, Sml Hs (RSH01) 0 NSF (0.0 NSM)**
 - a. Provide one per each [House]

The Home Entry / Front Porch provides the connection to the outdoors or, in vertical settings, as an anteroom from the larger community to the house. It shall be accessible from the parking and drop-off area as well as the Foyer, refer to PG-18-12: Small House (SH) Model Design Guide.

- 2. **10-Resident House Vestibule, Sml Hs (RSH02).....140 NSF (13.1 NSM)**
 - a. Provide one per each [10-Resident House]

Weather barrier / transitional space from exterior to interior at entry door.

- 3. **12-Resident House Vestibule, Sml Hs (RSH02).....160 NSF (14.9 NSM)**
 - a. Provide one per each [12-Resident House]

Weather barrier / transitional space from exterior to interior at entry door.

- 4. **14-Resident House Vestibule, Sml Hs (RSH02).....180 NSF (16.8 NSM)**
 - a. Provide one per each [14-Resident House]

Weather barrier / transitional space from exterior to interior at entry door.

- 5. **Sml Hs Foyer, Sml Hs (RSH06) 80 NSF (7.5 NSM)**
 - a. Provide one per each [House]

Entry space at front door, main entrance to House.



- 6. **Sml Hs Visitor Toilet, Bldg Sprt (SB191) 60 NSF (5.6 NSM)**
 - a. *Provide one per each [House]*

C. FA 3: HOUSE RESIDENT AREA

- 1. **House Resident Bedroom, Sml Hs (RSH11)230 NSF (21.4 NSM)**
 - a. *Provide one per each [Resident Bedroom]*

All bedrooms are sized to accommodate the requirements for bariatric and special needs Residents, including space for mobility and equipment clearances. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

- 2. **Sml Hs Resident Bedroom Toilet, Bldg Sprt (SB201)..... 85 NSF (7.9 NSM)**
 - a. *Provide one per each [Resident Bedroom]*

Equipped with walk-in shower. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

- 3. **House Resident Closet, Sml Hs (RSH12)..... 8 NSF (0.8 NSM)**
 - a. *Provide one per each [Resident Bedroom]*

- 4. **10-Resident House Sitting Alcove, Sml Hs (RSH16)120 NSF (11.2 NSM)**
 - a. *Provide three per each [10-Resident House]*

Transitional social space between Resident Bedrooms and Living and Dining Rooms.

- 5. **12-Resident House Sitting Alcove, Sml Hs (RSH16)120 NSF (11.2 NSM)**
 - a. *Provide four per each [12-Resident House]*

Transitional social space between Resident Bedrooms and Living and Dining Rooms.

- 6. **14-Resident House Sitting Alcove, Sml Hs (RSH16)120 NSF (11.2 NSM)**
 - a. *Provide five per each [14-Resident House]*

Transitional social space between Resident Bedrooms and Living and Dining Rooms.

- 7. **Sml Hs 10-Resident House Clean Linen Alcove, EMS (SC467) 15 NSF (1.4 NSM)**
 - a. *Provide five per each [10-Resident House]*

- 8. **Sml Hs 12-Resident House Clean Linen Alcove, EMS (SC467) 15 NSF (1.4 NSM)**
 - a. *Provide six per each [12-Resident House]*

- 9. **Sml Hs 14-Resident House Clean Linen Alcove, EMS (SC467) 15 NSF (1.4 NSM)**
 - a. *Provide seven per each [14-Resident House]*

- 10. **Sml Hs Resident Bathing Room, Bldg Sprt (SB158).....160 NSF (14.9 NSM)**
 - a. *Provide one per each [House]*

Assisted bathing tub with adjacent toilet. Configure to accommodate hair care functions as well if overall project does not support a Community Center. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.



- 11. Sml Hs Resident Toilet, Bldg Sprt (SB201)..... 60 NSF (5.6 NSM)**
 - a. Provide one per each [House]*

- 12. 10-Resident House Living Room, Sml Hs (RSH21).....450 NSF (41.9 NSM)**
 - a. Provide one per each [10-Resident House]*

Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

- 13. 12-Resident House Living Room, Sml Hs (RSH21).....500 NSF (46.5 NSM)**
 - a. Provide one per each [12-Resident House]*

Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

- 14. 14-Resident House Living Room, Sml Hs (RSH21).....580 NSF (53.9 NSM)**
 - a. Provide one per each [14-Resident House]*

Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

- 15. 10-Resident House Resident Dining Room, Sml Hs (RSH26)525 NSF (48.8 NSM)**
 - a. Provide one per each [10-Resident House]*

Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

- 16. 12-Resident House Resident Dining Room, Sml Hs (RSH26)580 NSF (53.9 NSM)**
 - a. Provide one per each [12-Resident House]*

Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

- 17. 14-Resident House Resident Dining Room, Sml Hs (RSH26)640 NSF (59.5 NSM)**
 - a. Provide one per each [14-Resident House]*

Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

- 18. 10-Resident House Resident Kitchen, Sml Hs (RSH31)360 NSF (33.5 NSM)**
 - a. Provide one per each [10-Resident House]*

Allocated space accommodates food preparation, storage, and staff work areas.
Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

- 19. 12-Resident House Resident Kitchen, Sml Hs (RSH31)400 NSF (37.2 NSM)**
 - a. Provide one per each [12-Resident House]*

Allocated space accommodates food preparation, storage, and staff work areas.
Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.



- 20. 14-Resident House Resident Kitchen, Sml Hs (RSH31)440 NSF (40.9 NSM)**
a. Provide one per each [14-Resident House]
- Allocated space accommodates food preparation, storage, and staff work areas. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.
- 21. 10 / 12-Resident House Resident Pantry, Sml Hs (RSH36) 80 NSF (7.5 NSM)**
a. Provide one per each [10-Resident House], [12-Resident House]
- Locate adjacent to Kitchen, near House receiving area. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.
- 22. 14-Resident House Resident Pantry, Sml Hs (RSH36) 100 NSF (9.3 NSM)**
a. Provide one per each [14-Resident House]
- Locate adjacent to Kitchen, near House receiving area. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.
- 23. Sml Hs 10 / 12-Resident Kitchen Housekeeping Closet, Cncl Sprt (SC075) 15 NSF (1.4 NSM)**
a. Provide one per each [10-Resident House], [12-Resident House]
- Locate adjacent to the Kitchen to facilitate staff access.
- 24. Sml Hs 14-Resident Kitchen Housekeeping Closet, Cncl Sprt (SC075) 20 NSF (1.9 NSM)**
a. Provide one per each [14-Resident House]
- Locate adjacent to the Kitchen to facilitate staff access.
- 25. 10-Resident House Den, Sml Hs (RSH38)180 NSF (16.8 NSM)**
a. Provide one per each [10-Resident House]
- Allocated space accommodates quiet activities, overnight visitors, family counseling, computer access, occasional staff huddle. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.
- 26. 12-Resident House Den, Sml Hs (RSH38)200 NSF (18.6 NSM)**
a. Provide one per each [12-Resident House]
- Allocated space accommodates quiet activities, overnight visitors, family counseling, computer access, occasional staff huddle. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.
- 27. 14-Resident House Den, Sml Hs (RSH38)220 NSF (20.5 NSM)**
a. Provide one per each [14-Resident House]
- Allocated space accommodates quiet activities, overnight visitors, family counseling, computer access, occasional staff huddle. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.
- 28. House Resident Laundry Room, Sml Hs (RSH41)140 NSF (13.1 NSM)**



a. Provide one per each [House]

Allocated space accommodates two commercial grade washers and two commercial grade dryers, with laundry tub sink, folding area, and storage for detergent / laundry supplies. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.7 Room Template.

29. House Resident Balcony, Sml Hs (RSH44) 0 NSF (0.0 NSM)

a. Provide one per each [House]

Outdoor space, refer to GP-18-12 Small House Design Guide.

30. House Resident Patio, Sml Hs (RSH45) 0 NSF (0.0 NSM)

a. Provide one per each [House]

Outdoor space, refer to GP-18-12 Small House Design Guide.

31. House Resident Garden, Sml Hs (RSH46) 0 NSF (0.0 NSM)

a. Provide one per each [House]

Outdoor space, refer to GP-18-12 Small House Design Guide.

D. FA 4: HOUSE SUPPORT AREA

1. Sml Hs Medication Room, Phrm Svc (SV583) 80 NSF (7.5 NSM)

a. Provide one per each [House]

Secure room for Pyxis station, medication prep area, medication cart, and nurse cart storage; locate adjacent to the House Staff Office.

2. Sml Hs Crash Cart Alcove, Clncl Sprt (SC052) 20 NSF (1.9 NSM)

a. Provide one per each [House]

Locate near the House Staff Office and/or Kitchen.

3. Sml Hs 10 / 12-Resident House

Clean Utility Room, Lgstcs Svc (SB737) 60 NSF (5.6 NSM)

a. Provide one per each [10-Resident House], [12-Resident House]

Locate near other off-stage support rooms, particularly the Garage or Receiving.

4. Sml Hs 14-Resident House

Clean Utility Room, Lgstcs Svc (SB737) 80 NSF (7.5 NSM)

a. Provide one per each [14-Resident House]

Locate near other off-stage support rooms, particularly the Garage or Receiving.

5. Sml Hs 10 / 12-Resident House

Soiled Utility Room, Lgstcs Svc (SB743) 80 NSF (7.5 NSM)

a. Provide one per each [10-Resident House], [12-Resident House]



- 6. Sml Hs 14-Resident House**
Soiled Utility Room, Lgstcs Svc (SB743) 100 NSF (9.3 NSM)
a. Provide one per each [14-Resident House]
- 7. Sml Hs 10 / 12-Resident House**
Clean Linen Room, EMS (SC471) 60 NSF (5.6 NSM)
a. Provide one per each [10-Resident House], [12-Resident House]
- 8. Sml Hs 14-Resident House**
Clean Linen Room, EMS (SC471) 80 NSF (7.5 NSM)
a. Provide one per each [14-Resident House]
- 9. Sml Hs 10-Resident House**
General Storage Room, Lgstcs Svc (SB663)200 NSF (18.6 NSM)
a. Provide one per each [10-Resident House]

Allocated space accommodates Home decorations, activity supplies, etc.
- 10. Sml Hs 12-Resident House**
General Storage Room, Lgstcs Svc (SB663)220 NSF (20.5 NSM)
a. Provide one per each [12-Resident House]

Allocated space accommodates Home decorations, activity supplies, etc.
- 11. Sml Hs 14-Resident House**
General Storage Room, Lgstcs Svc (SB663)240 NSF (22.3 NSM)
a. Provide one per each [14-Resident House]

Allocated space accommodates Home decorations, activity supplies, etc.
- 12. 10-Resident House**
Specialty Storage Room, Sml Hs (RSH51) 100 NSF (9.3 NSM)
a. Provide one per each [10-Resident House]

Allocated space accommodates supplies and equipment used in resident daily social activities.
- 13. 12-Resident House**
Specialty Storage Room, Sml Hs (RSH51)120 NSF (11.2 NSM)
a. Provide one per each [12-Resident House]

Allocated space accommodates supplies and equipment used in resident daily social activities.
- 14. 14-Resident House**
Specialty Storage Room, Sml Hs (RSH51)140 NSF (13.1 NSM)
a. Provide one per each [14-Resident House]

Allocated space accommodates supplies and equipment used in resident daily social activities.



15. 10-Resident House

Equipment Storage Room, Sml Hs (RSH54)120 NSF (11.2 NSM)

a. Provide one per each [10-Resident House]

Allocated space accommodates portable lift, medical equipment, bedroom furnishings displaced by Resident’s personal items, etc. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.8 Room Template.

16. 12-Resident House

Equipment Storage Room, Sml Hs (RSH54)140 NSF (13.1 NSM)

a. Provide one per each [12-Resident House]

Allocated space accommodates portable lift, medical equipment, bedroom furnishings displaced by Resident’s personal items, etc. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.8 Room Template.

17. 14-Resident House

Equipment Storage Room, Sml Hs (RSH54)160 NSF (14.9 NSM)

a. Provide one per each [14-Resident House]

Allocated space accommodates portable lift, medical equipment, bedroom furnishings displaced by Resident’s personal items, etc. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.8 Room Template.

18. Sml Hs Housekeeping Aides Closet (HAC), Bldg Sprt (SB244) 60 NSF (5.6 NSM)

a. Provide one per each [House]

Locate near off-stage support areas and circulation.

19. House Garage / Receiving, Sml Hs (RSH57)480 NSF (44.6 NSM)

a. Provide one per each [House]

Allocated space accommodates single car garage, loading / unloading and break-down of incoming supplies area. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.8 Room Template.

20. Sml Hs 10 / 12-Resident House

Receiving / Breakdown Room, Lgstcs Svc (SB681) 100 NSF (9.3 NSM)

a. Provide one per each [10-Resident House], [12-Resident House]

Allocated space accommodates temporary holding and break-down space for incoming supplies.

21. Sml Hs 14-Resident House

Receiving / Breakdown Room, Lgstcs Svc (SB681)120 NSF (11.2 NSM)

a. Provide one per each [14-Resident House]

Allocated space accommodates temporary holding and break-down space for incoming supplies.



- 22. Sml Hs House Gas Manifold Room, Bldg Sprt (SB241)..... 40 NSF (3.8 NSM)**
 - a. Provide one per each [House]*

Coordinate with mechanical equipment and location of piped gases.

E. FA 5: HOUSE STAFF AND ADMINISTRATIVE AREA

- 1. Sml Hs Staff Office, Stff Sprt (SS204) 100 NSF (9.3 NSM)**
 - a. Provide one per each [House]*

Work area for nursing staff to accommodate charting, records storage, etc. Locate adjacent to the Kitchen with convenient access to the Home Entry / Foyer and the Living and Dining rooms. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.9 Room Template.

- 2. Sml Hs 10-Resident House Staff Breakroom, Stff Sprt (SS262).....160 NSF (14.9 NSM)**
 - a. Provide one per each [10-Resident House]*

Off-stage break area for Staff

- 3. Sml Hs 12-Resident House Staff Breakroom, Stff Sprt (SS262).....180 NSF (16.8 NSM)**
 - a. Provide one per each [12-Resident House]*

Off-stage break area for Staff

- 4. Sml Hs 14-Resident House Staff Breakroom, Stff Sprt (SS262).....200 NSF (18.6 NSM)**
 - a. Provide one per each [14-Resident House]*

Off-stage break area for Staff

- 5. Sml Hs Staff Personal Property Locker Room, Stff Sprt (SS251)..... 80 NSF (7.5 NSM)**
 - a. Provide one per each [House]*

- 6. Sml Hs Female Staff Toilet, Bldg Sprt (SB202) 60 NSF (5.6 NSM)**
 - a. Provide one per each [House]*

- 7. Sml Hs Male Staff Toilet, Bldg Sprt (SB203) 60 NSF (5.6 NSM)**
 - a. Provide one per each [House]*

F. FA 6: NEIGHBORHOOD CENTER RECEPTION AREA

Rooms in this Functional Area shall be provided if three or more Houses are authorized, additional conditions may be included for certain rooms as needed.

- 1. Nghbrhd Ctr Covered Entrance, Sml Hs (RSH61) 0 NSF (0.0 NSM)**
 - a. Provide one per each [Neighborhood Center]*

- 2. Sml Hs Nghbrhd Ctr Lobby, Bldg Sprt (SB111).....300 NSF (27.9 NSM)**
 - a. Provide one per each [Neighborhood Center]*



- 3. Sml Hs Nghbrhd Ctr Accessible Waiting, Bldg Sprt (SB071)220 NSF (20.5 NSM)**
a. Provide one per each [Neighborhood Center]

Allocated space accommodates four standard chairs @ 9 NSF each, one bariatric chair @ 14 NSF, five accessible spaces @ 10 NSF each, and circulation; total ten people.

- 4. Sml Hs Nghbrhd Ctr Family Waiting, Bldg Sprt (SB051)125 NSF (11.7 NSM)**
a. Provide one per each [Neighborhood Center]

Allocated NSF accommodates one lounge chair @ 12 NSF, one 2-seat sofa at 32 NSF, one accessible space @ 10 NSF, and circulation; total four people.

- 5. Sml Hs Nghbrhd Ctr Public Toilet, Bldg Sprt (SB191) 60 NSF (5.6 NSM)**
a. Provide two per each [Neighborhood Center]

Allocated NSF accommodates one accessible toilet @ 25 NSF, one wall-hung lavatory @ 12 NSF, ABA clearances, and circulation. Locate near the Multipurpose Activity Room.

- 6. Sml Hs Nghbrhd Ctr Family Toilet, Bldg Sprt (SB136) 80 NSF (7.5 NSM)**
a. Provide one per each [Neighborhood Center]

Allocated NSF accommodates one accessible toilet @ 25 NSF, one wall-hung lavatory @ 12 NSF, ABA clearances, and circulation. Locate near the Multipurpose Activity Room.

G. FA 7: NEIGHBORHOOD CENTER RESIDENT AREA

Rooms in this Functional Area shall be provided if three or more Houses are authorized, additional conditions may be included for certain rooms as needed.

- 1. Nghbrhd Ctr Multipurpose Activity Room,
Sml Hs (RSH62)1,100 NSF (102.2 NSM)**
a. Provide one per each [Neighborhood Center]

Flexible space for multiple houses supporting large group activities; can include kitchenette and craft areas. Allocated space accommodates large group events and resources for structured activities. The space is sized to accommodate residents in an auditorium-type setting or for major events such as holiday parties. Additional activities that may occur in this space include but are not limited to: wet/ dry arts and crafts, bingo, cards and board games, fitness classes and activities, viewing sports or entertainment, training and/or education, religious or meditation activities, etc. Locate adjacent to and directly accessible from the Lobby. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.10 Room Template.

- 2. Nghbrhd Ctr Kitchenette, Sml Hs (RSH66).....140 NSF (13.1 NSM)**
a. Provide one per each [Neighborhood Center]

Locate adjacent to the Multipurpose Activity Room.



- 3. Nghbrhd Ctr**
Multipurpose / Activity Room Storage Room, Sml Hs (RSH68) ...140 NSF (13.1 NSM)
a. Provide one per each [Neighborhood Center]

Locate adjacent to the Multipurpose Activity Room.

- 4. Nghbrhd Ctr**
Snoezelen Sensory Therapy Room, Sml Hs (RSH71)160 NSF (14.9 NSM)
a. Provide one per each [Neighborhood Center]

A therapeutic environment created for the express purpose of delivering high levels of stimuli to residents with dementia. Refer to PG-18-12: Small House (SH) Model Design Guide.

- 5. Nghbrhd Ctr**
Namaste Sensory Therapy Room, Sml Hs (RSH73)160 NSF (14.9 NSM)
a. Provide one per each [Neighborhood Center]

A therapeutic room designed to surround residents with soothing sounds of nature, music and calming aromas similar to a spa. Refer to PG-18-12: Small House (SH) Model Design Guide.

- 6. Sml Hs Nghbrhd Ctr Crash Cart Alcove, Clncl Sprt (SC052) 20 NSF (1.9 NSM)**
a. Provide one per each [Neighborhood Center]

Locate near Multipurpose Activity Room.

H. FA 8: NEIGHBORHOOD CENTER SUPPORT AREA

Rooms in this Functional Area shall be provided if three or more Houses are authorized, additional conditions may be included for certain rooms as needed.

- 1. Sml Hs Nghbrhd Ctr**
Receiving / Breakdown Room, Lgstcs Svc (SB682)280 NSF (26.1 NSM)
a. Provide one per each [Neighborhood Center]

Locate this space adjacent to the service entrance to receive / organize deliveries prior to distribution to the Houses.

- 2. Sml Hs Nghbrhd Ctr**
Soiled Utility Room, Lgstcs Svc (SB743)140 NSF (13.1 NSM)
a. Provide one per each [Neighborhood Center]

- 3. Sml Hs Nghbrhd Ctr**
General Storage Room, Lgstcs Svc (SB663)200 NSF (18.6 NSM)
a. Provide one per each [Neighborhood Center]

- 4. Sml Hs Nghbrhd Ctr Clean Linen Room, EMS (SC471).....120 NSF (11.2 NSM)**
a. Provide one per each [Neighborhood Center]

Central linen supply for all Houses supported by Neighborhood, locate near Receiving / Breakdown Room.



- 5. Sml Hs Nghbrhd Ctr Soiled Linen Room, EMS (SC452).....120 NSF (11.2 NSM)**
a. Provide one per each [Neighborhood Center]

Central soiled linen collection point for all homes supported by Neighborhood, locate near Service Entrance.

- 6. Sml Hs Nghbrhd Ctr Housekeeping Aides Closet (HAC), Bldg Sprt (SB244)..... 60 NSF (5.6 NSM)**
a. Provide one per each [Neighborhood Center]

Locate near off-stage support areas and circulation.

- 7. Sml Hs Nghbrhd Ctr Staff Conference Room, Educ Svc (SS101).....300 NSF (27.9 NSM)**
a. Provide one per each [Neighborhood Center]

Allocated NSF accommodates ten chairs @ 7.5 NSF each, four tables at 10 NSF each, one credenza @ 8 NSF, and circulation; total ten people. Space used for staff meetings and training.

I. FA 9: COMMUNITY CENTER RECEPTION AREA

Rooms in this Functional Area shall be provided if a Community Center is authorized, additional conditions may be included for certain rooms as needed.

FA Condition: [*Community Center is authorized*]

- 1. Comm Ctr Covered Entrance, Sml Hs (RSH 76)..... 0 NSF (0.0 NSM)**
a. Provide one

- 2. Sml Hs Comm Ctr Lobby, Bldg Sprt (SB111)420 NSF (39.1 NSM)**
a. Provide one

Locate the Lobby so it is directly accessible from the main entrance and the Concierge Station.

- 3. Sml Hs Comm Ctr Concierge Station, Bldg Sprt (SB125)180 NSF (16.8 NSM)**
a. Provide one

Locate the Concierge Station adjacent to the Lobby and the Security Station; it shall provide Reception / support for Community Center functions. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.11 Room Template.

- 4. Sml Hs Comm Ctr Security Station, Pol Svc (SB851)130 NSF (12.1 NSM)**
a. Provide one

Locate near Lobby and adjacent to Concierge Station.



- 5. Sml Hs Comm Ctr Accessible Waiting, Bldg Sprt (SB071).....220 NSF (20.5 NSM)**
a. Provide one

Allocated space accommodates four standard chairs @ 9 NSF each, one bariatric chair @ 14 NSF, five accessible spaces @ 10 NSF each, and circulation; total ten people.

- 6. Sml Hs Comm Ctr Family Waiting, Bldg Sprt (SB051)125 NSF (11.7 NSM)**
a. Provide one

Allocated NSF accommodates one lounge chair @ 12 NSF, one 2-seat sofa at 32 NSF, one accessible space @ 10 NSF, and circulation; total four people.

- 7. Sml Hs Comm Ctr
Patient Education Workstation, Clncl Sprt (SC172) 56 NSF (5.3 NSM)**
a. Provide two

- 8. Sml Hs Comm Ctr Public Toilet, Bldg Sprt (SB191)..... 60 NSF (5.6 NSM)**
a. Provide two

Allocated NSF accommodates one accessible toilet @ 25 NSF, one wall-hung lavatory @ 12 NSF, ABA clearances, and circulation.

- 9. Sml Hs Comm Ctr Family Toilet, Bldg Sprt (SB136)..... 80 NSF (7.5 NSM)**
a. Provide one

Allocated NSF accommodates one accessible toilet @ 25 NSF, one wall-hung lavatory @ 12 NSF, ABA clearances, and circulation.

- 10. Sml Hs Comm Ctr
Patient Wheelchair Alcove, Bldg Sprt (SB262) 30 NSF (2.8 NSM)**
a. Provide two

J. FA 10: COMMUNITY CENTER RESIDENT AREA

Rooms in this Functional Area shall be provided if a Community Center is authorized, additional conditions may be included for certain rooms as needed.

FA Condition: [*Community Center is authorized*]

- 1. Sml Hs Comm Ctr
Community Center Consult Room, Clncl Sprt (SC271)120 NSF (11.2 NSM)**
a. Provide one

Locate Consult Room near the staff offices.

- 2. Comm Ctr Exam Room, Sml Hs (RSH81)125 NSF (11.7 NSM)**
a. Provide one



- 3. Comm Ctr PT / OT Exercise Gym, Sml Hs (RSH83)500 NSF (46.5 NSM)**
a. Provide one

Locate near the Exam Room. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.11 Room Template.
- 4. Comm Ctr Great Room, Sml Hs (RSH86)1,400 NSF (130.1 NSM)**
a. Provide one

Locate Great Room so that it easily accessible through Lobby and from the Neighborhood Centers. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.11 Room Template.
- 5. Comm Ctr Theater, Sml Hs (RSH91)450 NSF (41.9 NSM)**
a. Provide one

Dedicated space with projector, screen, sound system, and comfortable seating arranged in rows for viewing. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.11 Room Template.
- 6. Sml Hs Comm Ctr Library, Educ Svc (SS183)300 NSF (27.9 NSM)**
a. Provide one

Locate near the Great Room. Provide access for both print and electronic media. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.11 Room Template.
- 7. Comm Ctr Hair Care Salon / Shop, Sml Hs (RSH95)300 NSF (27.9 NSM)**
a. Provide one

Allocated space accommodates hair care/barber stations, hair wash/dry, and nail care for male and female Residents. Collocate with other resident spaces. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.11 Room Template.
- 8. Sml Hs Comm Ctr Chapel / Meditation Room, Chpln Svc (SV064)300 NSF (27.9 NSM)**
a. Provide one

Collocate with other resident spaces. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.11 Room Template.
- 9. Sml Hs Comm Ctr Retail Store, VC Svc (SV614)400 NSF (37.2 NSM)**
a. Provide one

Locate Retail Store near Lobby.
- 10. Sml Hs Comm Ctr Post Office, VC Svc (SV698)400 NSF (37.2 NSM)**
a. Provide one

Central mail collection/distribution space for Residents of all Small Houses. Post Office is a destination space for residents to drop off and pick up mail as well as socialize.



- 11. **Sml Hs Comm Ctr Crash Cart Alcove, Clncl Sprt (SC052) 20 NSF (1.9 NSM)**
 - a. *Provide one*

Locate Crash Cart Alcove near resident areas for easy access and use by staff.

K. FA 11: COMMUNITY CENTER SUPPORT AREA

Rooms in this Functional Area shall be provided if a Community Center is authorized, additional conditions may be included for certain rooms as needed.

FA Condition: [*Community Center is authorized*]

- 1. **Sml Hs Comm Ctr Receiving / Loading, Lgstcs Svc (SB680)500 NSF (46.5 NSM)**
 - a. *Provide one*

Receiving is located adjacent to the service entrance / loading area.

- 2. **Sml Hs Comm Ctr
Hair Care Salon / Shop Storage Room, Lgstcs Svc (SB679) 60 NSF (5.6 NSM)**
 - a. *Provide one*

Allocated space accommodates supplies and equipment to support the Hair Care Salon / Shop.

- 3. **Sml Hs Comm Ctr
Maintenance Storage Room, Eng Svc (SB483)..... 300 NSF (27.9 NSM)**
 - a. *Provide one*

- 4. **Sml Hs Comm Ctr
Housekeeping Aides Closet (HAC), Bldg Sprt (SB244) 60 NSF (5.6 NSM)**
 - a. *Provide one*

- 5. **Sml Hs Comm Ctr
Trash Collection Room, Bldg Sprt (SB283)140 NSF (13.1 NSM)**
 - a. *Provide one*

L. FA 12: COMMUNITY CENTER STAFF AND ADMINISTRATIVE AREA

Rooms in this Functional Area shall be provided if two or more Houses are authorized, additional conditions may be included for certain rooms as needed.

FA Condition: [*Community Center is authorized*]

- 1. **Sml Hs Comm Ctr Director Office, Stff Sprt (SS204) 100 NSF (9.3 NSM)**
 - a. *Provide one*
- 2. **Sml Hs Comm Ctr Nurse Leader Office, Stff Sprt (SS204) 100 NSF (9.3 NSM)**
 - a. *Provide one*
- 3. **Sml Hs Comm Ctr Medical Director Office, Stff Sprt (SS204) 100 NSF (9.3 NSM)**
 - a. *Provide one*



4. **Sml Hs Comm Ctr Social Worker Office, Stff Sprt (SS204)..... 100 NSF (9.3 NSM)**
 - a. *Provide one*
5. **Sml Hs Comm Ctr Maintenance Office, Stff Sprt (SS204)..... 100 NSF (9.3 NSM)**
 - a. *Provide one*
6. **Sml Hs Comm Ctr Copy / Supply Room, Stff Sprt (SS272)..... 80 NSF (7.5 NSM)**
 - a. *Provide one*
7. **Sml Hs Comm Ctr Team Room, Clncl Sprt (SC243).....360 NSF (33.5 NSM)**
 - a. *Provide one*

Allocated space accommodates six workstations.
8. **Sml Hs Comm Ctr Staff Breakroom, Stff Sprt (SS262)120 NSF (11.2 NSM)**
 - a. *Provide one*
9. **Sml Hs Comm Ctr Staff Toilet, Bldg Sprt (SB191)..... 60 NSF (5.6 NSM)**
 - a. *Provide one*

M. SEPS IMPORTER SHORTCUTS

The following shortcuts are used in the Room Criteria Statements in the Small House (SH) Model Functional Areas. These shortcuts are used during upload of this document into the Space and Equipment Planning System (SEPS) software during implementation of the space planning parameters contained herewith to allow for mathematical or logical calculations to be performed. Input Data Statements (IDSs), Rooms or a partial calculation formula can have a shortcut.

1. *10-Resident House*: [How many 10-Resident Houses are authorized?]
2. *12-Resident House*: [How many 12-Resident Houses are authorized?]
3. *14-Resident House*: [How many 14-Resident Houses are authorized?]
4. *House*: [How many 10-Resident Houses are authorized?] + [How many 12-Resident Houses are authorized?] + [How many 14-Resident Houses are authorized?]
5. *total number of Houses*: [How many 10-Resident Houses are authorized?] + [How many 12-Resident Houses are authorized?] + [How many 14-Resident Houses are authorized?]
6. *Resident Bedroom*: ([How many 10-Resident Houses are authorized?] * 10) + ([How many 12-Resident Houses are authorized?] * 12) + ([How many 14-Resident Houses are authorized?] * 14)
7. *Neighborhood Center*: [Number of Sml Hs Neighborhood Centers, Clncl Sprt (SC147)]
8. *Community Center is authorized*: [Is a Community Center authorized?]

6 PLANNING AND DESIGN CONSIDERATIONS

- A. Refer to the Department of Veterans Affairs (VA) Office of Construction & Facilities Management (CFM) Handbooks, Standards, Details, and Design Guides for additional planning and design criteria.



- B. The House (SH) shall be a self-contained unit designed following the planning and design guidelines set forth in PG-18-12: Small House (SH) Model Design Guide to create a unique residential environment, a home for the Veterans.
- C. The House shall be developed around the Living Room, the Kitchen, and the Dining Room, the core of the home environment.
- D. The Kitchen and Pantry are equipped to support preparation of all meals for the Residents either completely from scratch on site, or with support from a remote central kitchen in the parent facility. Refer to PG-18-12 Small House (SH) Model Design Guide for additional details.
- E. Resident Bedrooms shall not open directly into “public” areas. The Sitting Alcove is the transitional space between the privacy of the Resident Bedroom and the “public” areas i.e. Kitchen, Dining Room, Living Room, Den.
- F. Effort should be made to take advantage of natural lighting in the Living Room, Dining Room, Kitchen, Den, and Resident bedrooms, as well as all public areas throughout the Small House Model.
- G. Consider smaller storage closets dispersed throughout the home, rather than larger centralized spaces.
- H. Provide 100% ADA accessibility in all Resident and public spaces throughout the Small House Model, both interior and exterior.
- I. Access to exterior space is an important part of the Small House Model concept, and should be integrated in to the design as an extension of the living space. Refer to PG-18-12 Small House (SH) Model Design Guide for additional details.
- J. The Resident House concept is intended to provide Veterans with a variety of environments to choose from, including private space, quiet public space, active public space, and outdoor space, allowing them to self-determine their desired level of interaction. Refer to PG-18-12 Small House (SH) Model Design Guide for additional details.
- K. Reduce or eliminate all institutional accessories or features to the greatest extent possible. Minimize wall mounted equipment (paper towels, hand sanitizer, soap dispensers, etc.).
- L. Support areas within the House should be located towards the ‘back of house’, away from Resident areas. Housekeeping Closets, Clean and Soiled Utility, Linen Storage, Receiving Area, Gas Cylinder Storage, Staff Lounge and Toilet, should all be readily accessible, but out of the general flow or traffic pattern of the Residents during their daily activities.
- M. Minimize the need for supply carts / equipment to be used around the House.
- N. Refer to Department of Veterans Affairs (VA) Office of Construction and Facilities Management Technical Information Library (www.cfm.va.gov/til/) for additional technical criteria.





7 FUNCTIONAL RELATIONSHIPS

Relationship of Small House (SH) Model to services listed below:

TABLE 1: FUNCTIONAL RELATIONSHIP MATRIX

SERVICES	FUNCTIONAL RELATIONSHIP
VET SPRT: F&N Svc: Main Kitchen: Patient Tray Service	2
VET SPRT: Chaplain Svc: Worship	2
CLNCL SPRT: EMS: Production	2
VET SPRT: Social Work	3
BLDG SPRT: ENG: Engineering Service (all specialties)	3
CLNCL SPRT: Nursing Service Administration	3
BLDG SPRT: Logstcs Svc: Warehouse	3
CLNCL: PMR Svc: Physical Therapy (PT)	3
CLNCL: PMR Svc: Prosthetics	3
CLNCL: PMR Svc: Occupational Therapy (OT)	3
CLNCL: Rec Thrpy: Creative Arts	3
CLNCL: Rec Thrpy: Self-Directed	3
CLNCL: PMR Svc: Kinesiotherapy (KT)	3
CLNCL: PMR Svc: Aquatic Therapy (AT)	3
CLNCL: PMR Svc: Recreation Therapy (RT)	3
CLNCL: PMR Svc: Activities of Daily Living (ADL)	3
CLNCL: PMR Svc: Assistive Technology (ATech)	3
BLDG SPRT: Logstcs Svc: Postal / Mail Service	3
BLDG SPRT: Police & Security	3
CLNCL SPRT: EMS: Administration	3
STFF SPRT: HAS: Health Benefits: Centralized Registration Unit (CRU)	3
STFF SPRT: HAS: Ward Administration Section (WAS)	3
VET SPRT: F&N Svc: Main Kitchen: Food Prep	3

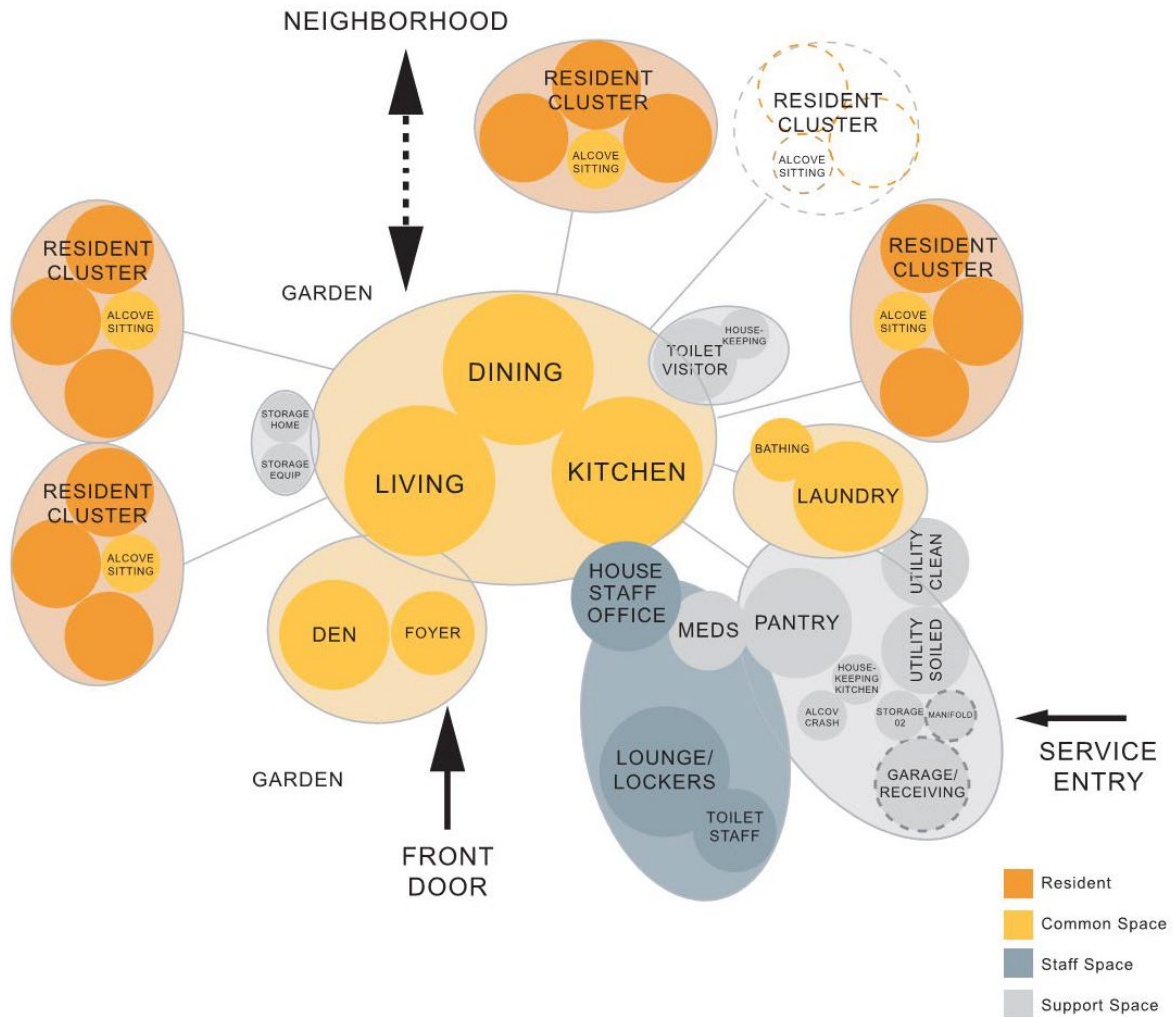
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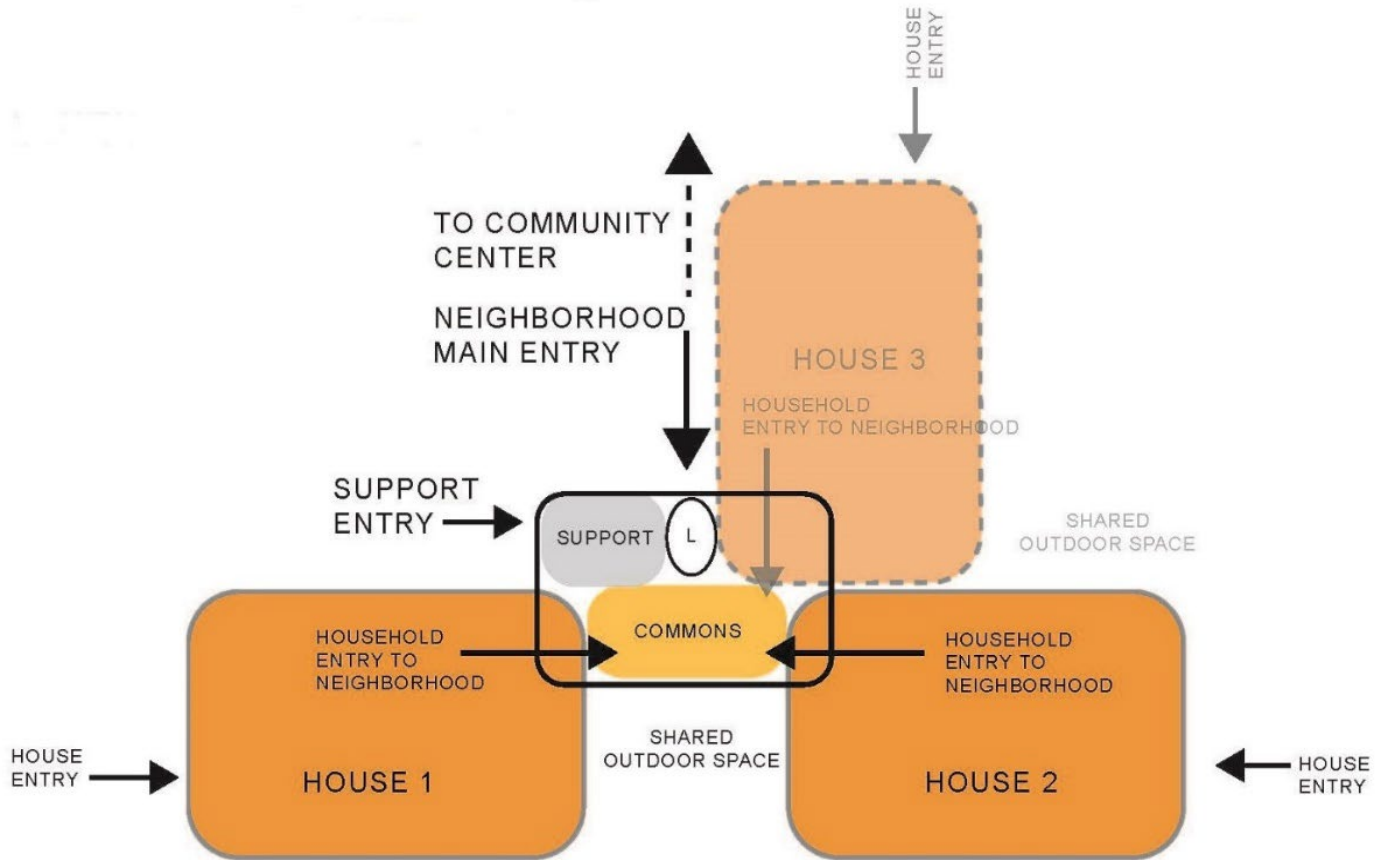


9 FUNCTIONAL DIAGRAMS

A. House



B. Neighborhood Center



C. Community Center

