

CHAPTER 106: SMALL HOUSE (SH) MODEL

1	PURPOSE AND SCOPE	106-2
2	DEFINITIONS.....	106-2
3	OPERATING RATIONALE AND BASIS OF CRITERIA	106-5
4	INPUT DATA STATEMENTS (IDS)	106-6
5	SPACE PLANNING CRITERIA	106-7
6	PLANNING AND DESIGN CONSIDERATIONS.....	106-19
7	FUNCTIONAL DIAGRAMS	106-21



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

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 insure 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).

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 also included guidance in case of variance when developing a Program for Design (PFD) in SEPS.

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.

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 total time commitment equals that of a full-time employee. One FTE equals 40 hours per week.

Functional Area (FA): The grouping of rooms and spaces based on their function within a clinical service or department. For the Small House Model, the Functional Areas are organized by House, Neighborhood Center, or Community Center, and further defined as Resident, Support, or Staff and Administrative areas.

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 have additional conditions.

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.

Input Data Statement (IDS): A set of questions designed to elicit information for the healthcare project in order to trigger outcomes from mathematical and logical formulae embedded in the Room Criteria Statements (RCSs) in order to create a tailored space program or Program for Design (PFD) for the project based on the criteria parameters set forth in this document and the project requirements. Input Data Statements are categorized as Mission, Workload, Staffing, or Miscellaneous depending on the type of information they refer to.

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.

Net Square Feet/Net Square Meters (NSF/NSM): The area of a room or space derived by multiplying measurements taken from the inside surface of one wall to the inside surface of the opposite wall.

Net-to-Department Gross Factor (NTDG): Refer to Section 6.A Planning and Design Considerations.

PG-18-5: A Program Guide (PG) listing medical and non-medical equipment, furniture and furnishing items; each content item is identified by a unique JSN. A set of content items is assigned to each unique Room Code in PG-18-9 based on function. Upon project creation in SEPS, this information is transferred to the Room Contents List.

PG-18-9: A Program Guide (PG) that includes all the rooms / spaces, identified by a Room Code, in a Clinical, Clinical Support or Support Department in a VA healthcare facility including their Net Square Feet (NSF) and the mathematical or logical formulation that determines their inclusion in a project based on answers a planner



provides to the Input Data Statements (IDSs). Rooms / spaces are grouped in Functional Areas (FAs) based on their function.

PG-18-12: A Program Guide (PG) that includes a narrative detailing the Design considerations and recommendations for the Functional Areas and Rooms / Spaces in PG-18-9. It also provides in-depth information for selected rooms / spaces in PG-18-9 including a Room Data Sheet and graphic information i.e. Floor Plan (FP), Reflected Ceiling Plan (RCP), Interior Elevations (IE) and an axonometric view.

Program Guide (PG): A Program Guide is an official document developed by the Office of Construction and Facility Management (CFM) setting forth Standards for Planning, Design and Construction of VA healthcare facilities.

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

Program for Design (PFD): A space program based on space planning criteria set forth in this document and specific information about the Mission, workload projections and staffing levels authorized for a facility.

Room Code (RC): A unique five alphanumeric identifier for a room / space. For example: WTA05 (Waiting Room), TPG01 (Patient Toilet), etc.

Room Criteria Statement (RCS): A verbalized 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 Family: An organizational system of rooms / spaces grouped by function. Each room in a Family has a unique Room Code and NSF assigned based on its Room Contents which correspond to the specific use of the room. Examples of Room Families are Waiting Family, Patient Bedroom Family, Storage Family, Therapy Family, etc. The same Room Name (RN) may be included various times in a Functional Area (FA), each instance with a different Room Code (RC), NSF, Room Criteria Statement (RCS) and a corresponding unique PG-18-5 Room Content set; however, depending on the answers to the Input Data Statements (IDSs) in a project, only one room will appear in the Program for Design with the correct NSF and room content.

(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.

SEPS (VA-SEPS): Acronym for Space and Equipment Planning System, a digital tool developed by the Department of Defense (DoD) and the Department of Veterans Affairs to generate a space program or Program for Design (PFD) and an Equipment List for a healthcare project based on specific information entered in response to Input Data Questions. VA-SEPS incorporates the propositions set forth in all VA PG-18-9 Space Planning Criteria chapters. VA-SEPS has been developed to aid healthcare planners in creating a baseline space plan based on a standardized set of criteria parameters.

SEPS Importer: A format developed to allow upload of RCSs and IDs directly to SEPS in order to implement and operationalize space planning criteria in this 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 a 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.

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

3 OPERATING RATIONALE AND BASIS OF CRITERIA

- A. Workload projections or planned services/modalities for specific VA Small House projects are provided by the VA Central Office (VACO). The workload projections, the resident bed demand, are generated by methodology based upon the expected veteran population in the respective market/service area. Healthcare planners working on VA Small House projects will utilize and apply the workload criteria set forth herein for identified services and modalities to determine room requirements for each facility.
- B. Space planning criteria have been developed on the basis of an understanding of the activities involved in the functional areas of the Small House (SH) Model and its relationship with other services of the parent medical facility. These criteria are predicated on established and/or anticipated best practice standards, as adapted to provide environments supporting the highest quality healthcare for Veterans.
- C. These criteria are subject to modification relative to development in the research regarding the population of a House, and subsequent outcomes of care and longevity. The selection of the size and type of equipment is determined by VACO and based upon Veteran's Health Administration (VHA) needs.
- D. All resident bedrooms shall be single occupancy.



- E. The number of resident bedrooms in a House shall be 10, 12 or 14.
- F. 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.
- G. A Community Center shall be provided if it is authorized and if the projected number of resident bedrooms generates six or more Houses.
- H. The Room Codes included in this chapter stem from the VA Room Family effort. Per this effort, a space may have various Room Codes assigned to the same Room Name, based on its Room Content (PG-18-5) assignment which corresponds to its intended function level, yielding a unique room square footage (NSF). Once available in SEPS, these criteria will generate the correct Room Code, Room Name, NSF and Room Content assigned; this assignment is determined by the Room Criteria Statement (RCS) of each Room.

4 INPUT DATA STATEMENTS (IDS)

- 1. How many 10-Resident Houses are authorized? (W)
[10-Resident House]
- 2. How many 12-Resident Houses are authorized? (W)
[12-Resident House]
- 3. How many 14-Resident Houses are authorized? (W)
[14-Resident House]
[House]: How many 10-Resident Houses are authorized? + How many 12-Resident Houses are authorized? + How many 14-Resident Houses are authorized?
[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)
- 4. Is a Balcony for each House authorized? (M)
[Balcony is authorized]
- 5. Is a Patio for each House authorized? (M)
[Patio is authorized]
- 6. Is a Garden for each House authorized? (M)
[Garden is authorized]
- 7. Is a Garage / Receiving for each House authorized? (M)
[Garage / Receiving is authorized]
- 8. Is provision of Oxygen for each House via cylinders authorized? (M)
[Use of Oxygen cylinders is authorized]
- 9. Is a Snoezelen Sensory Therapy Room authorized? (M)
[Snoezelen Sensory Therapy Room is authorized]
- 10. Is a Namaste Sensory Therapy Room authorized? (M)
[Namaste Sensory Therapy Room is authorized]



11. Is a Community Center authorized? (M)
[Community Center is authorized]
12. Is a Community Center Exam Room authorized? (M)
[Community Center Exam Room is authorized]
13. Is a Community Center PT / OT Exercise Gym authorized? (M)
[Community Center PT / OT Exercise Gym is authorized]
14. Is a Community Center Theater authorized? (M)
[Theater is authorized]
15. Is a Community Center Library authorized? (M)
[Library is authorized]
16. Is a Community Center Hair Care Shop / Salon authorized? (M)
[Hair Care Shop / Salon is authorized]
17. Is a Community Center Retail Store authorized? (M)
[Retail Store is authorized]
18. Is a Community Center Post Office authorized? (M)
[Post Office is authorized]
19. Is a Community Center Nurse Leader FTE position authorized? (S)
[Nurse Leader FTE position authorized]
20. Is a Community Center Medical Director FTE position authorized? (S)
[Medical Director FTE position authorized]
21. Is a Community Center Social Worker FTE position authorized? (S)
[Social Worker FTE position authorized]
22. Is a Community Center Maintenance Office authorized? (M)
[Maintenance Office is authorized]

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. **Neighborhood Center (CA106)..... 0 NSF (0 NSM)**
 - a. *Provide one if ([House] is three or [House] is four or [House] is five)*
 - b. *Provide two if ([House] is six or [House] is seven or [House] is eight)*
 - c. *Provide three if ([House] is nine or [House] is ten or [House] is eleven)*



B. FA 2: HOUSE RECEPTION AREA

- 1. Front Porch (PSPH1) 0 NSF (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. Vestibule (BSVT5).....150 NSF (14.0 NSM)**
a. Provide one per each [House]

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

- 3. Foyer (BSFY1).....80 NSF (7.5 NSM)**
a. Provide one per each [House]

Entry space at front door, main entrance to House.

- 4. Toilet, Visitor (TNP1).....60 NSF (5.6 NSM)**
a. Provide one per each [House]

C. FA 3: HOUSE RESIDENT AREA

- 1. Bedroom, Resident (BSHM1)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. Bathroom, Resident (TSPB1).....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. Closet, Resident Bedroom (PSCL1) 8 NSF (0.8 NSM)**
a. Provide one per each [Resident Bedroom]

- 4. Alcove, Sitting (PSST3).....120 NSF (11.2 NSM)**
a. Provide three per each [10-Resident House]
b. Provide four per each [12-Resident House]
c. Provide five per each [14-Resident House]

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



- 5. Alcove, Clean Linen (CSAC1)15 NSF (1.4 NSM)**
 - a. Provide five per each [10-Resident House]*
 - b. Provide six per each [12-Resident House]*
 - c. Provide seven per each [14-Resident House]*

- 6. Bathing Room (BTSH1)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.

- 7. Toilet, Bathing (TPG01).....60 NSF (5.6 NSM)**
 - a. Provide one per each [House]*

- 8. Living Room (PSLR3).....450 NSF (41.9 NSM)**
 - a. Provide one per each [House]*

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

- 9. Dining Room (PSDR3)525 NSF (48.8 NSM)**
 - a. Provide one per each [House]*

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

- 10. Kitchen (RHKN4).....360 NSF (33.5 NSM)**
 - a. Provide one per each [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.

- 11. Pantry (CSPY1)80 NSF (7.5 NSM)**
 - a. Provide one per each [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.

- 12. Closet, Kitchen Housekeeping (CSKC2).....15 NSF (1.9 NSM)**
 - a. Provide one per each [House]*

Locate adjacent to the Kitchen to facilitate staff access.

- 13. Den (PSDN2)180 NSF (16.8 NSM)**
 - a. Provide one per each [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.



14. Laundry Room (LAU05).....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.

15. Balcony (PSBC1) 0 NSF (0 NSM)
a. Provide one per each [House] if [Balcony is authorized]

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

16. Patio (PSPT1)..... 0 NSF (0 NSM)
a. Provide one per each [House] if [Patio is authorized]

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

17. Garden (PSGR1)..... 0 NSF (0 NSM)
a. Provide one per each [House] if [Garden is authorized]

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

D. FA 4: HOUSE SUPPORT AREA

1. Medication Room (CSMR1).....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. Alcove, Crash Cart (CSCC1).....20 NSF (1.9 NSM)
a. Provide one per each [House]

Locate near the House Staff Office and/or Kitchen.

3. Utility Room, Clean (CSUC1)60 NSF (5.6 NSM)
a. Provide one per each [House]

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

4. Utility Room , Soiled (CSUS3).....80 NSF (7.5 NSM)
a. Provide one per each [House]

5. Storage, Clean Linen (STCL1).....60 NSF (5.6 NSM)
a. Provide one per each [House]

6. Storage, General (STGN2)200 NSF (18.6 NSM)
a. Provide one per each [House]

Allocated space accommodates Home decorations, activity supplies, etc.



7. Storage, Specialty (STSP3)100 NSF (9.3 NSM)
a. Provide one per each [House]

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

8. Storage, Equipment (STMQ2)120 NSF (11.2 NSM)
a. Provide one per each [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.

9. Closet, Housekeeping Aides (HAC) (BSHC1).....60 NSF (5.6 NSM)
a. Provide one per each [House]

Locate near off-stage support areas and circulation.

10. Garage / Receiving (BSGR1).....480 NSF (44.6 NSM)
a. Provide one per each [House] if [Garage / Receiving is authorized]

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.

11. Receiving / Breakdown (BSRB1).....100 NSF (9.3 NSM)
a. Provide one per each [House] if not [Garage / Receiving is authorized]

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

12. Gas Manifold Room (BSGS1).....40 NSF (3.8 NSM)
a. Provide one per each [House] if [Use of Oxygen cylinders is authorized]

Coordinate with mechanical equipment and location of piped gases.

E. FA 5: HOUSE STAFF AND ADMINISTRATIVE AREA

1. Office, House Staff (OFF02).....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. Lounge, Staff (LGST2)160 NSF (14.9 NSM)
a. Provide one per each [House]

Off-stage break area for Staff

3. Locker, Staff Personal Property (LRPP2).....80 NSF (7.5 NSM)
a. Provide one per each [House]



- 4. Toilet, Female Staff (TNPFG1).....60 NSF (5.6 NSM)**
 - a. Provide one per each [House]*
 - 5. Toilet, Male Staff (TNPFG1)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. Covered Entrance, Neighborhood Center (PSCE1) 0 NSF (0.0 NSM)**
 - a. Provide one per each [Neighborhood Center]*
 - 2. Lobby, Neighborhood Center (BSLB1)200 NSF (18.6 NSM)**
 - a. Provide one per each [Neighborhood Center]*
 - 3. Waiting, Neighborhood Center General (WTA10).....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. Waiting, Neighborhood Center Family (WTF01)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. Toilet, Neighborhood Center Public (TNPFG1)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. Toilet, Neighborhood Center Family (TNPFG1)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. Activity Room, Multipurpose (RHMP1) 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. Kitchenette (RHKN2) 140 NSF (13.1 NSM)

a. Provide one per each [Neighborhood Center]

Locate adjacent to the Multipurpose Activity Room.

3. Storage, Multipurpose / Activity Room (STFX4) 140 NSF (13.1 NSM)

a. Provide one per each [Neighborhood Center]

Locate adjacent to the Multipurpose Activity Room.

4. Sensory Therapy Room, Snoezelen (RHST1) 160 NSF (14.9 NSM)

a. Provide one per each [Neighborhood Center] if [Snoezelen Sensory Therapy Room is authorized]

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. Sensory Therapy Room, Namaste (RHST1) 160 NSF (14.9 NSM)

a. Provide one per each [Neighborhood Center] if [Namaste Sensory Therapy Room is authorized]

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. Alcove, Crash Cart (CSCC1).....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. Receiving / Breakdown Room (BSRB4).....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. Utility Room, Soiled (CSUS6).....140 NSF (13.1 NSM)**
a. Provide one per each [Neighborhood Center]

- 3. Storage, General (STGN2)200 NSF (18.6 NSM)**
b. Provide one per each [Neighborhood Center]

- 4. Storage, Clean Linen (STCL4).....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. Storage, Soiled Linen (STSL6)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. Closet, Housekeeping Aides (HAC) (BSHC1).....60 NSF (5.6 NSM)**
a. Provide one per each [Neighborhood Center]

Locate near off-stage support areas and circulation.

- 7. Conference Room (CFR02)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. Covered Entrance, Community Center (PSCE1)..... 0 NSF (0.0 NSM)**
a. Provide one



- 2. Lobby, Community Center (BSLB2)400 NSF (37.2 NSM)**
 - b. Provide one*

Locate the Lobby so it is directly accessible from the main entrance and the Concierge Station.
- 3. Station, Concierge (RCCS3)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. Station, Security (RCSS2)130 NSF (12.1 NSM)**
 - a. Provide one*

Locate near Lobby and adjacent to Concierge Station.
- 5. Waiting, Community Center General (WTA10).....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. Waiting, Community Center Family (WTF01).....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. Workstation, Community Center Patient Education (OFWK3) ..56 NSF (5.3 NSM)**
 - a. Provide two*
- 8. Toilet, Community Center Public (TNPG1).....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. Toilet, Community Center Family (TNPFM)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. Alcove, Community Center Wheelchair Patient (CSWH1)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. **Consult Room (CONS1).....120 NSF (11.2 NSM)**
a. Provide one
 Locate Consult Room near the staff offices.
2. **Exam Room (EXSH1).....125 NSF (11.7 NSM)**
a. Provide one if [Community Center Exam Room is authorized]
3. **Exercise Gym, PT / OT (RHPO1)500 NSF (46.5 NSM)**
a. Provide one if [Community Center PT / OT Exercise Gym is authorized]
 Locate near the Exam Room. Refer to PG-18-12 Small House (SH) Model Design Guide, Section 4.11 Room Template.
4. **Great Room (RHGR3)..... 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. **Theater (PSTR1)450 NSF (41.9 NSM)**
a. Provide one if [Theater is authorized]
 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. **Library (PSLB1)300 NSF (27.9 NSM)**
a. Provide one if [Library is authorized]
 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. **Salon / Shop, Hair Care (RTHC2)300 NSF (27.9 NSM)**
a. Provide one if [Hair Care Salon / Shop is authorized]
 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. **Chapel, Meditation (PSCW2)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. Retail Store (RTGS2)400 NSF (37.2 NSM)**
a. Provide one if [Retail Store is authorized]
Locate Retail Store near Lobby.
- 10. Post Office (RTPO3)400 NSF (37.2 NSM)**
a. Provide one if [Post Office is authorized]
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. Alcove, Crash Cart (CSCC1).....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. Receiving / Loading (BSRD3)480 NSF (44.6 NSM)**
a. Provide one
Receiving is located adjacent to the service entrance / loading area.
- 2. Storage, Hair Care Shop / Salon (STSP2).....60 NSF (5.6 NSM)**
a. Provide one if [Hair Care Shop / Salon is authorized]
Allocated space accommodates supplies and equipment to support the Hair Care Salon / Shop.
- 3. Storage, Maintenance (STGN3).....300 NSF (27.9 NSM)**
a. Provide one
- 4. Closet, Housekeeping Aides (HAC) (BSHC1)60 NSF (5.6 NSM)**
a. Provide one
- 5. Trash Collection Room (BSTC5).....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: *[House] is greater than or equal to two*
- 1. Office, Director (OFF02)100 NSF (9.3 NSM)**
a. Provide one



2. **Office, Nurse Leader (OFF02)**100 NSF (9.3 NSM)
a. Provide one per each [Nurse Leader FTE position authorized]
3. **Office, Medical Director (OFF02)**.....100 NSF (9.3 NSM)
a. Provide one per each [Medical Director FTE position authorized]
4. **Office, Social Worker (OFF02)**100 NSF (9.3 NSM)
a. Provide one per each [Social Worker FTE position authorized]
5. **Office, Maintenance (OFF02)**100 NSF (9.3 NSM)
a. Provide one if [Maintenance Office is authorized]
6. **Copy Room (CSCS1)**80 NSF (7.5 NSM)
a. Provide one
7. **Workroom, Team (OFTM3)**.....360 NSF (33.5 NSM)
a. Provide one

Allocated space accommodates six workstations.
8. **Lounge, Staff (LGST1)**120 NSF (11.2 NSM)
a. Provide one
9. **Toilet, Female Staff (TNPG1)**.....60 NSF (5.6 NSM)
a. Provide one
10. **Toilet, Male Staff (TNPG1)**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. *House*: [How many 10-Resident Houses are authorized? + How many 12-Resident Houses are authorized? + How many 14-Resident Houses are authorized?]
2. *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)]
3. *Balcony is authorized*: [Is a Balcony for each House authorized?]
4. *Patio is authorized*: [Is a Patio for each House authorized?]
5. *Garden is authorized*: [Is a Garden for each House authorized?]
6. *Garage / Receiving is authorized*: [Is a Garage / Receiving for each House authorized?]
7. *Use of Oxygen cylinders is authorized*: [Is provision of Oxygen for each House via cylinders authorized?]



8. *Neighborhood Center*: [Neighborhood Center (CA107)]
9. *Snoezelen Sensory Therapy Room is authorized*: [Is a Snoezelen Sensory Therapy Room authorized?]
10. *Namaste Sensory Therapy Room is authorized*: [Is a Namaste Sensory Therapy Room authorized?]
11. *Community Center is authorized*: [Is a Community Center authorized?]
12. *Community Center Exam Room is authorized*: [Is a Community Center Exam Room authorized?]
13. *Community Center PT / OT Exercise Gym is authorized*: [Is a Community Center PT / OT Exercise Gym authorized?]
14. *Theater is authorized*: [Is a Community Center Theater authorized?]
15. *Library is authorized*: [Is a Community Center Library authorized?]
16. *Hair Care Shop / Salon is authorized*: [Is a Community Center Hair Care Shop / Salon authorized?]
17. *Retail Store is authorized*: [Is a Community Center Retail Store authorized?]
18. *Post Office is authorized*: [Is a Community Center Post Office authorized?]
19. *Nurse Leader FTE position authorized*: [Is a Community Center Nurse Leader FTE position authorized?]
20. *Medical Director FTE position authorized*: [Is a Community Center Medical Director FTE position authorized?]
21. *Social Worker FTE position authorized*: [Is a Community Center Social Worker FTE position authorized?]
22. *Maintenance Office is authorized*: [Is a Community Center Maintenance Office authorized?]

6 PLANNING AND DESIGN CONSIDERATIONS

- A. Net-to-department gross factor (NTDG) for House (SH) Model is **1.60**. This number when multiplied by the programmed net square feet (NSF) area determines the departmental gross square feet (DGSF).
- B. 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.
- C. Refer to PG 18-12: Small House (SH) Model Design Guide for an in-depth description of SHM functions and features of the as well as the goals, values, and operational considerations.
- D. Refer to PG-18-5 Equipment Guidelist for a detailed list of contents (medical equipment, furniture and fixtures) for each space in this document.
- E. 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 in order to create a unique residential environment, a home for the Veterans.

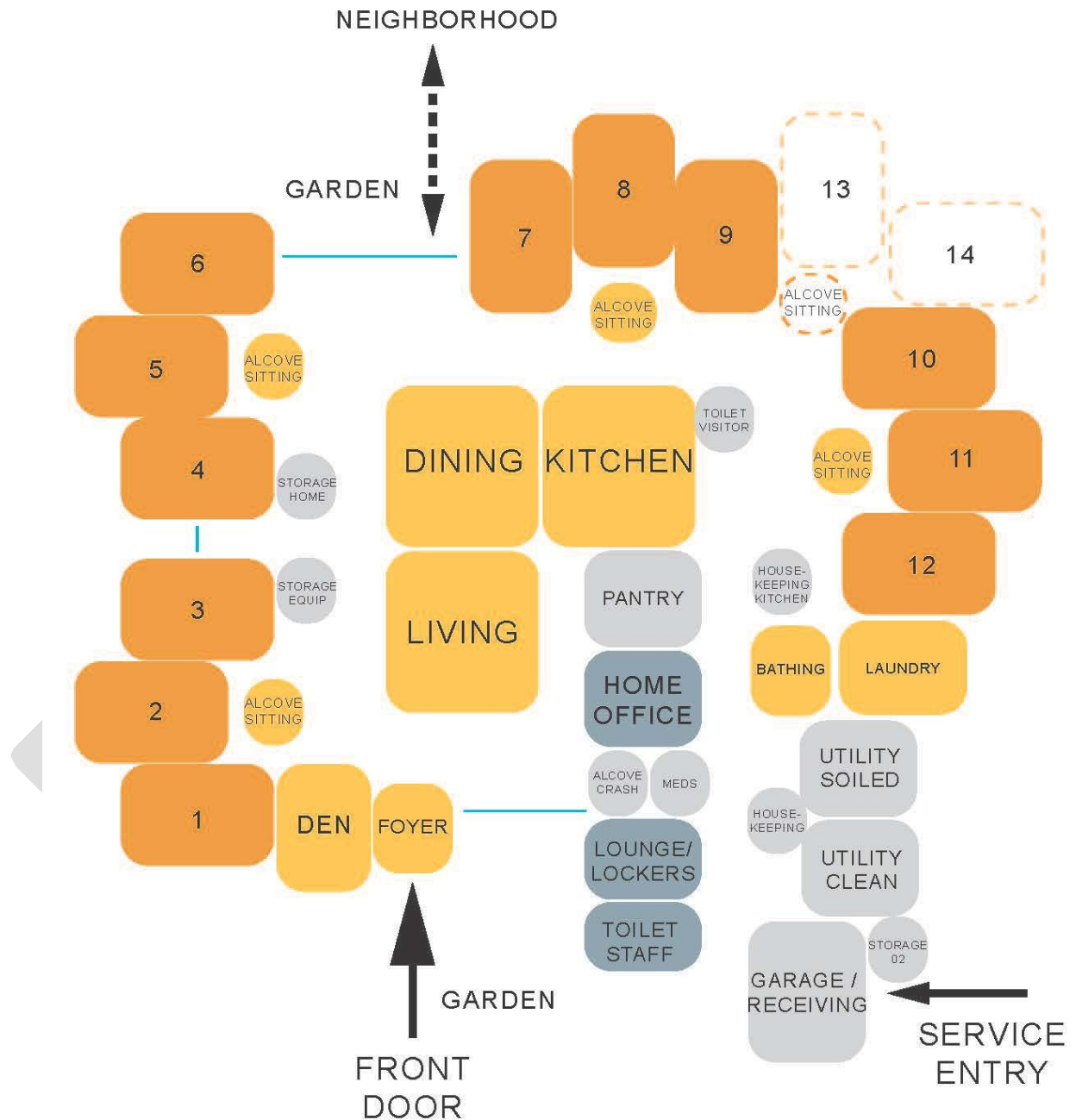


- F. The House shall be developed around the Living Room, the Kitchen, and the Dining Room, the core of the home environment.
- G. The Kitchen and Pantry are equipped to support preparation of all meals for the Residents either completely from scratch on site, or with support from a remote central kitchen in the parent facility. Refer to PG-18-12 Small House (SH) Model Design Guide for additional details.
- H. 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.
- I. 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.
- J. Consider smaller storage closets dispersed throughout the home, rather than larger centralized spaces.
- K. Provide 100% ADA accessibility in all Resident and public spaces throughout the Small House Model, both interior and exterior.
- L. 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.
- M. 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.
- N. Reduce or eliminate all institutional accessories or features to the greatest extent possible. Minimize wall mounted equipment (paper towels, hand sanitizer, soap dispensers, etc.).
- O. 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.
- P. Minimize the need for supply carts / equipment to be used around the House.

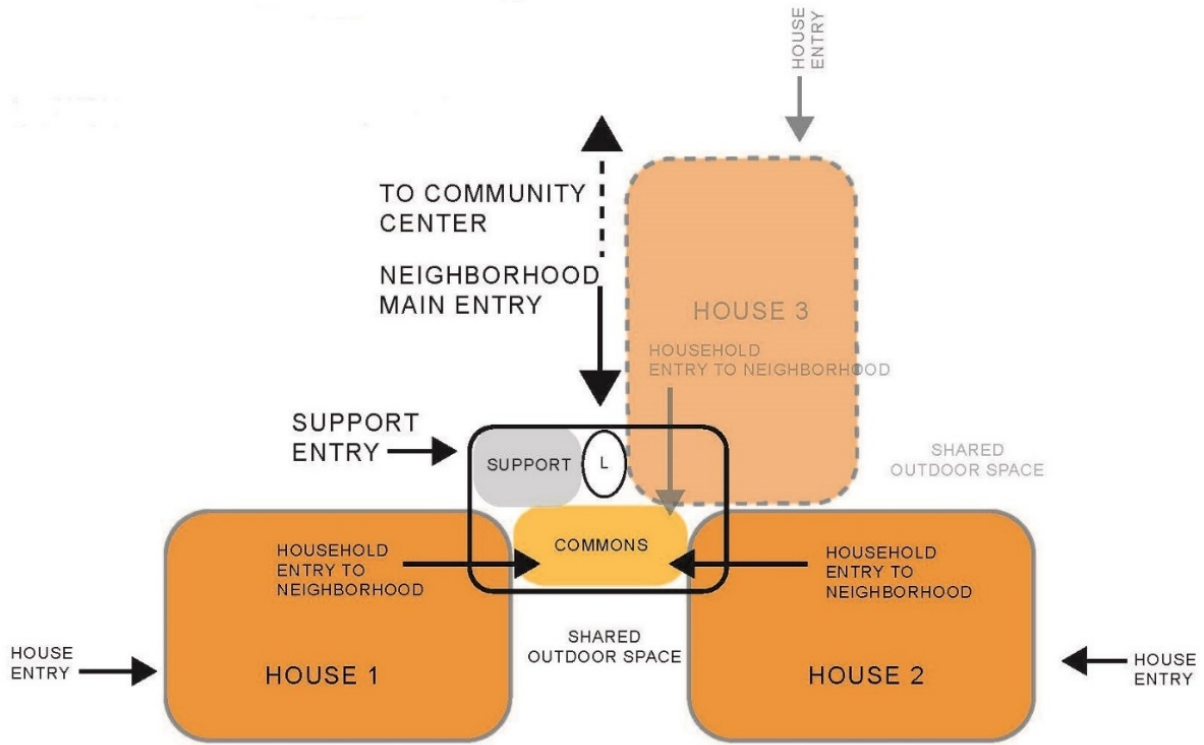


7 FUNCTIONAL DIAGRAMS

A. House



B. Neighborhood Center



C. Community Center

