

Consumers need a home without obstacles and impediments that restrict their control and independence. The home meets all the basic standards of an attractive, well-made home, desirable to persons with developmental disabilities.

Select a location that supports the lifestyle, interests and needs of the person.

- Locate the home in a safe community that welcomes diversity.
- Consider proximity to family, friends, and needed services.
- Locate the home near available, affordable, accessible public transportation.
- Consider employment opportunities and access to activities that people enjoy.

Siting and design of the home should consider neighborhood impact and be sensitive to the relationships with neighbors.

- Provide adequate and convenient parking and loading for the residents, staff, and guests.
- Provide outside areas for staff to gather or smoke away from public view.
- Design the home to fit the style, scale, and appearance of the neighborhood.

Friendship and mutual interests, not consumers' disabilities, should be the primary consideration in determining who resides in the home.

- Address varying abilities and disabilities of residents is essential.
- Provide shared spaces and private spaces where people can choose to be together or be on their own.
- Design the home so a person can live the way they want.
- Provide adequate room to welcome and entertain friends who may use wheelchairs.

The fears, vulnerabilities and safety concerns of individuals and their supports must be acknowledged and addressed.

- Avoid trip or slip and fall hazards, use non-skid tile, and install only weight-bearing bars.
- Provide lockable cabinets for safe storage of cleaning supplies and medications.
- Include space for an organized, convenient garbage and recycling area.
- Round outside corners, avoid pinch points, and eliminate overhead obstructions.
- Specify scald prevention, proper fire extinguishers, and rate of rise smoke detectors in kitchens and garages.
- Provide clear and safe rescue and egress in the event of fire.
- Include appropriate security systems such as viewers, intercoms, simple locks, emergency communication systems, and security lighting inside and outside the home.

Heights of counters, mirrors, knobs, pulls, decorations, switches, plugs, and windows should be evaluated from the users' point of view and ability.

- This program is not intended to conform to ADA standards - rather the goal is to create a home that makes sense for people with developmental disabilities, only some of whom will have physical disabilities.
- Provide additional space for equipment and assistants.
- Make bathroom entries large with adequate room for maneuvering and turning.
- Provide extra space in the bedroom and living room to make the time spent in the home more comfortable.
- Provide for future adaptations to meet changing needs and different residents.

Facilitate ease in cleaning and doing household chores. Construction should be durable and serviceable for a long-term life cycle.

- Select materials that continue to look and smell good in spite of heavy use and occasional abuse.
- Select finishes that are easy to keep clean with surfaces that can be washed repeatedly.
- Provide user friendly access to all social, domestic and operational features of the home, especially the kitchen.
- Consider the skills and interests of the residents in the design and installation of furnishings, equipment, fixtures, and appliances.
- Provide reinforced framing, blocking, and plywood sub-sheeting on walls with full edge blocking.
- Specify floor drains and overflow alarms to address frequent spilling and the occasional overflowing tubs, showers and sinks.
- Install sturdy finishes such as veneer plaster or special laminates on walls or mud set tile systems in bathrooms.
- Use high quality HVAC systems with rigid ducting.
- Use commercial grade plumbing and electrical fixtures.
- Provide gas hot water heater when gas is available.

Finishes and details should be typical of single family homes.

- Incorporate varied floor coverings, natural trims, multiple paint colors, differing window treatments, different lighting sources, and attractive fixtures in decorating the home.
- Avoid using only ceiling lighting. Too much creates an institutional feeling in the home. Keep fluorescent lighting to a minimum.
- Provide space for various arrangements of furnishings that encourage individualization and comfortable visitation by guests.
- Accommodate individual tastes with paintable surfaces and places to display personal belongings.
- Pre-wire for easy installation of technology.

DESCRIPTION

The Basic Shared Dwelling is a single family home, a large ground floor apartment or condominium that provides for intentional mixed group living. Typically three or four individuals will share the home. The home meets all the general standards of an attractive, well-made home. Friendship and mutual interests, not shared disabilities, will be the primary consideration for decisions about who lives in the home. Individuals who live here may have a range of developmental disabilities. Generally they will be the milder manifestations of Downs Syndrome, Autism, Cerebral Palsy or less disabling chronic medical or psychiatric diagnoses. Everyone will have some degree of cognitive impairment and most will have mobility challenges. Many of the desirable features described in the barrier-free building program will apply here. Everyday activities like bathing, cooking, doing laundry, entertaining, relaxing need to be possible, easy and natural for the residents. Different designs and construction assemblies may be used in parts of the house depending on the unique mix of consumers and their individual needs.

The goal in these homes is not to create a fixed prototype, but to benefit from the flexibility that this option offers to provide homes in locations and with the features that individuals desire.

SITE SELECTION

see Site Selection Criteria, page 1.15

SITE PRIORITIES

- Transportation (people are likely to be active)
- Neighborhood impact (because of the group nature)
- Employment and social opportunities
- Pedestrian friendliness

SPECIAL CONDITIONS

see Basic Building Program, page 2.1

- Meets general standards for housing.
- Special conditions are to be determined through person-centered planning.
- The house is visitable.
- The house is flexible to meet the needs of a wide range of consumers.

REFERENCES

- Colin's House, page 2.4
- Braddock House, page 2.6
- Courtyard (Dean Avenue), page 2.8

ROOM SCHEDULE

Basic Shared Dwelling		Three Residents	Four Residents
Entry		35	45
Living Room		230	300
Sitting Room		80	180
Kitchen		120	150
Pantry		20	30
Dining		140	168
Bedrooms	120 each	360	480
Super Bath		108	108
2nd Resident Bath		80	80
Guest Bath		24	24
Utility Laundry		120	120
Staff Office or Alcove		100	120
Storage Room or Closets		80	120
Net Square Feet		1,497	1,925
Walls & Circulation	25 %	374	481
Total Square Feet		1,871	2,406
Garage		400	400

2 BASIC