

INCLUSIVE HOUSING

The background of the entire page is a detailed architectural site plan in blue line art. It shows a residential development with several multi-unit buildings, each containing floor plans with furniture like sofas, tables, and chairs. The plan includes streets, sidewalks, numerous trees represented by circular symbols with radial lines, and several cars parked in designated spaces. The layout is a grid-like arrangement of buildings and open spaces.

[**Stock Plans**]

Available free at:
<https://idea.ap.buffalo.edu/projects/inclusive-housing-plans/>



University at Buffalo

Center for Inclusive Design
and Environmental Access

School of Architecture and Planning

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Acknowledgments

Written by Jonathan White with illustrations by Jonathan White and Taylor Mortiff.

Designs contributed by Jonathan White, Susan Tauke, and Alexa Russo with special thanks to Dr. Edward Steinfeld for his guidance and insight.

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HOW TO USE THIS BOOK

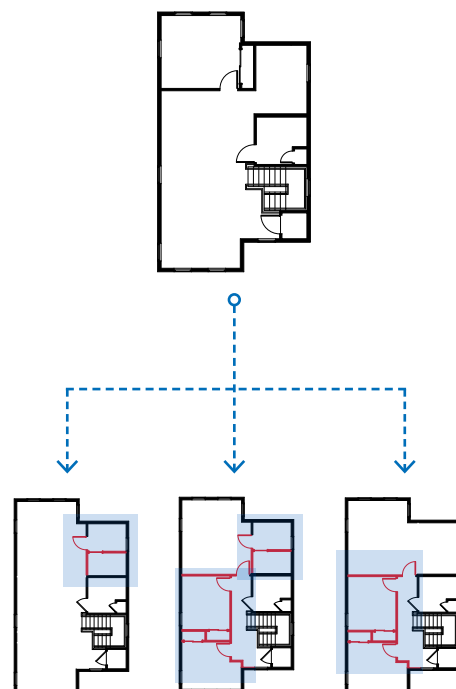
These Inclusive Housing stock plans are intended for people looking to build homes that work well for everyone, including those living with various abilities and living circumstances.

The IDEA Center and our partners developed these plans to help fill the gap in the current single-family housing stock, which lacks homes designed for the lifespan, aging-in-place, and accessible to people with disabilities.

Users can choose to include or exclude design elements and the plans do not specify products, appliances, or fixtures so users can fine-tune the level of accessibility and control cost. This book organizes the plans into several base models of varying affordability, each of which has one or more variants offering a different number of stories, bedrooms, or bathrooms. Each of the four base plans has one or more variations available to fit different needs. Each variation provides easy-to-read consumer plans as well as large-format dimensioned plans that can be taken to a local design professional for further development based on your site and local codes.

Each base model has its own section beginning with an overview that includes illustrations of the design. The following pages include plans for each variant of the home. The first set of plans match the overview illustrations and call out key inclusive design features of the home. Each variant then highlights the differences from the base plan. Some of these differences result in changes to the exterior, many of which are reflected in the individual exterior illustrations. Detailed drawings for each of these variants are available for download on our website:

<https://idea.ap.buffalo.edu/projects/inclusive-housing-plans/>





Each home and variant identifies the number of stories, bedrooms, and bathrooms. Additionally, some plans are identified as affordable or elevator-ready.

A

Affordable Homes are designed to minimize construction costs and maximize value. Rooms and spaces are typically designed to be the minimum size necessary to allow an efficient furniture layout with sufficient circulation space. The footprints of the homes typically have a regular footprint resulting less complicated foundation and roof forms.

E

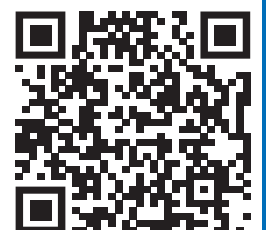
Elevator-ready homes include space for the future installation of an elevator using stacked closets sized appropriately to accommodate common residential elevator models. This enables people to build a lifespan home and avoid the up-front cost of an elevator they do not need, and minimize costs if the time ever comes that they require an elevator.

Look for QR Codes like this one to
download plans for each model.
Or, download all of them here ...



Free Downloads

of large-scale plans are available at:
[https://idea.ap.buffalo.edu/projects/
inclusive-housing-plans/](https://idea.ap.buffalo.edu/projects/inclusive-housing-plans/)



LifeHouse

Variants:

v1: 2 Floor | 5 Bed | 3 Bath
v2: 2 Floor | 5 Bed | 3 Bath | Office
v3: 1 Floor | 3 Bed | 2 Bath
v4: 1 Floor | 2 Bed | 2 Bath



Elevator Ready

This spacious home features a modest front facade that includes a subtle ramped entry. The foyer includes a storage and laundry area with space for a bench. The entryway opens to a living space with a large kitchen, space for an expansive dining table, and cathedral ceilings in the great room. The main level has a spacious bedroom suite with a walk-through closet, two bathroom sinks, and a roll-in shower. Additional bedrooms are located upstairs surrounding a generous game room that overlooks the great room below. The attic space can be easily accessed for additional storage.

Although this home was designed to be situated on a sloping site, the design can easily be altered to accommodate a flat lot as well. This home is best suited for a suburban or rural lot. The extensive universal design features of this home make it ideal for a variety of living situations. A room next to the entry can be used as an office or a bedroom. The room can also be used by a person that requires care. Additionally, the sloped sidewalk and elevator-ready stacked closets allow easy access throughout, making it a great fit for a variety of living circumstances.





Front Elevation



Side Elevation



Rear Elevation



Side Elevation



This kitchen island has multiple counter heights to accommodate varying body sizes during food preparation.



The front door is accessible using a subtle sloped walkway that is easily hidden by landscaping. The walkway could even be added later if the porch structure and landscaping are designed with this in mind.



Where bathrooms have more than one sink, they are at different heights to accommodate varying body sizes.



Free Downloads

of large-scale plans for this model are available at:
https://idea.ap.buffalo.edu/projects/inclusive-housing-plans/1_lifhouse/



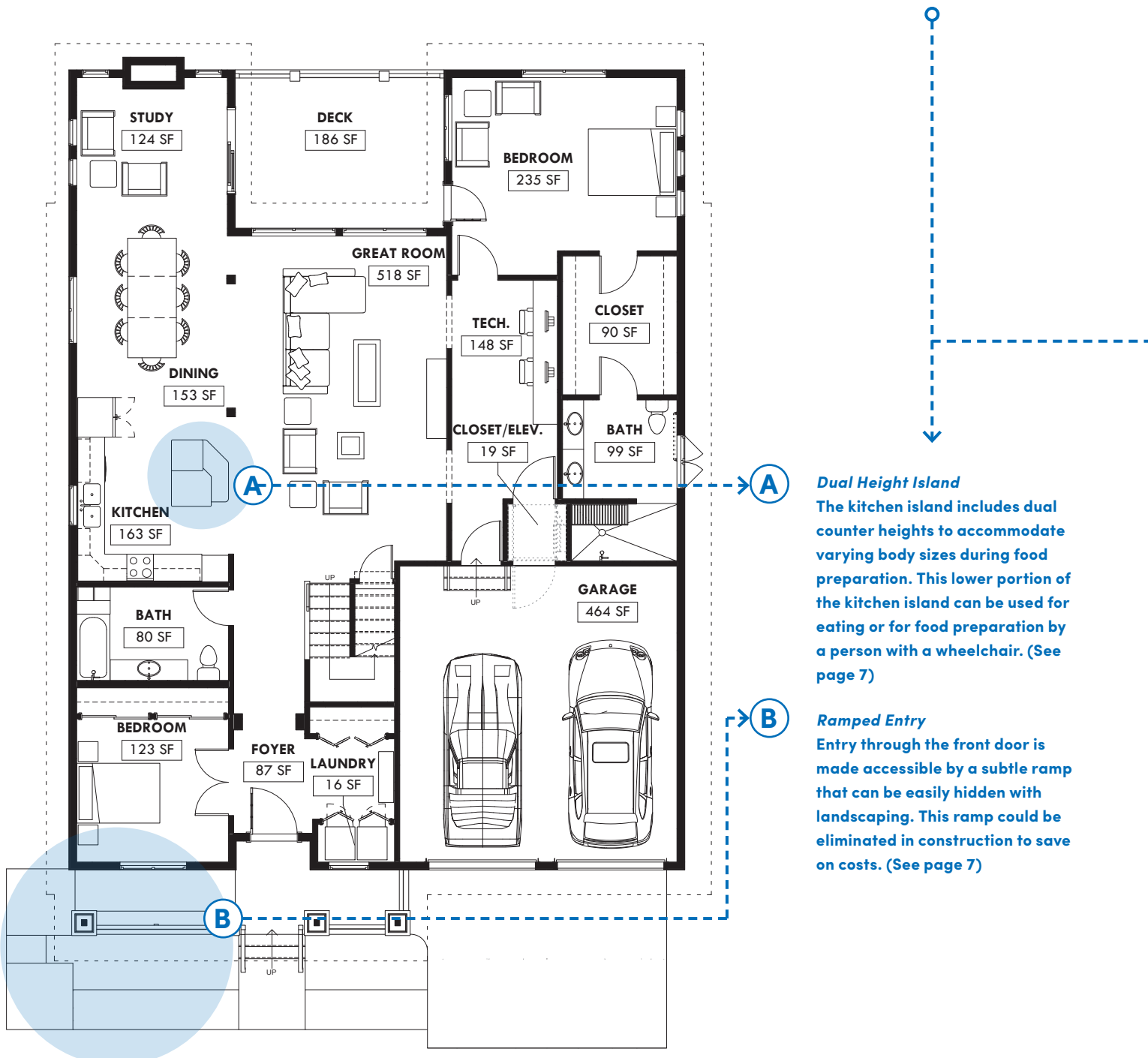
LifeHouse v1

2 Floor | 5 Bed | 3 Bath

Living space: 3,284 sf
Footprint: 2,583 sf
Basement: 1,832 sf
Width: 46'-2"
Depth: 60'-0"
Height: 22'-4"

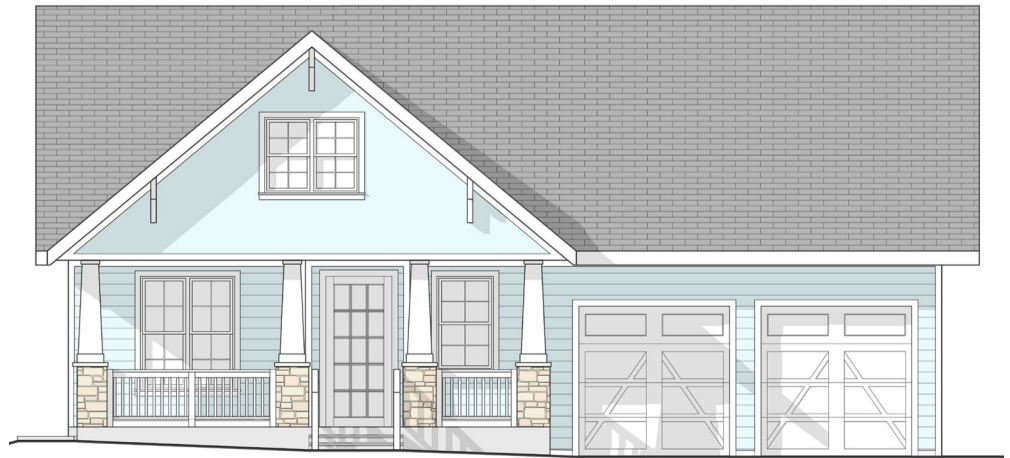
E Elevator Ready

Notable inclusive design features in all variants:



First Floor Plan

Window only on v1 and v2. Replaced
with attic vent on v3 and v4. --->

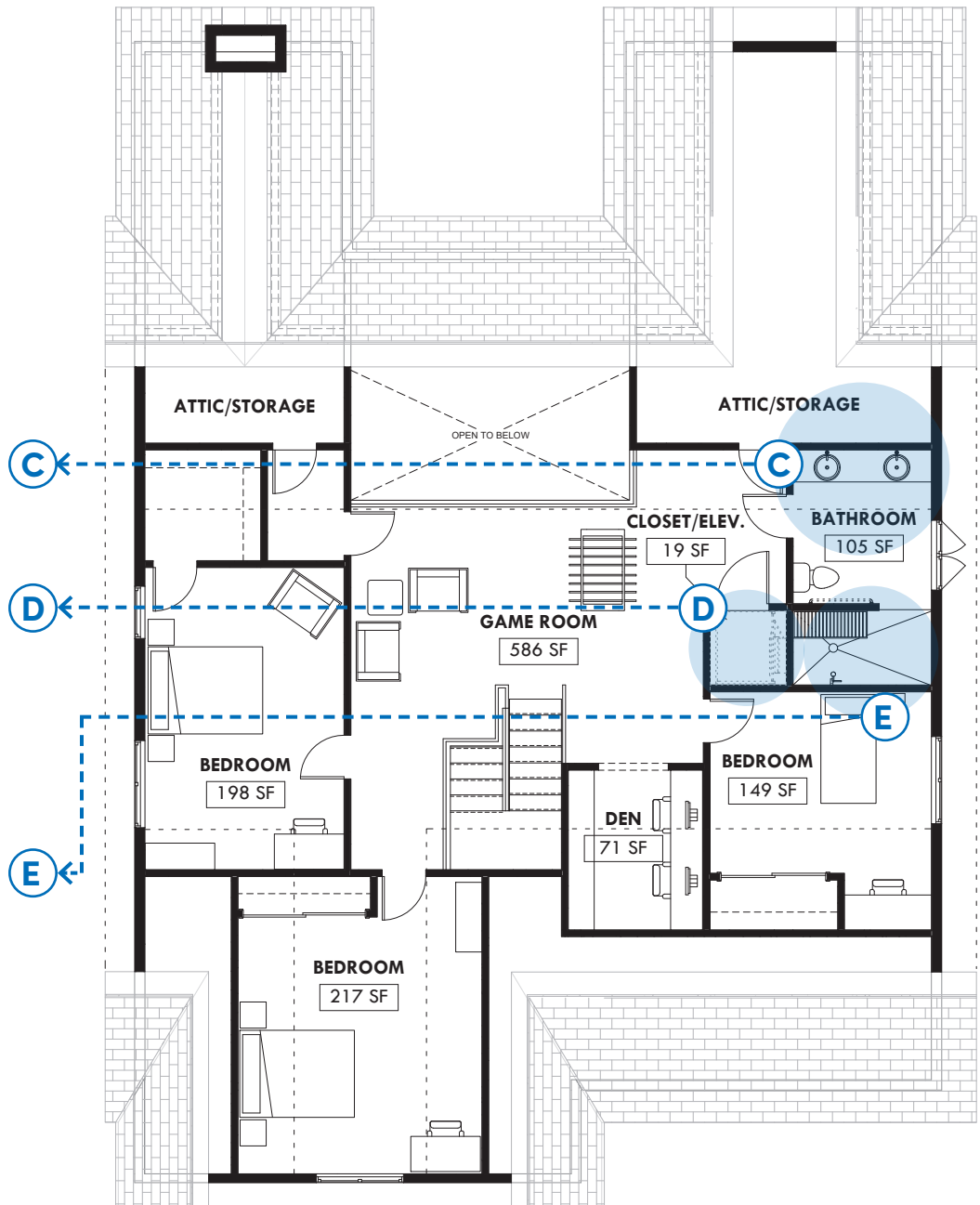


Front Elevation

Multiple Sink Heights
Bathroom sinks accommodate
varying body sizes and abilities.
(See page 7)

Elevator Ready
A shaft can be constructed to
provide elevator access to each
level and the garage. If the
elevator is not necessary during
initial construction, closets should
be constructed and the elevator
can be added in the future.

Roll-in Shower
Shower includes a roll-in entry and
a convenience bench.



Second Floor Plan

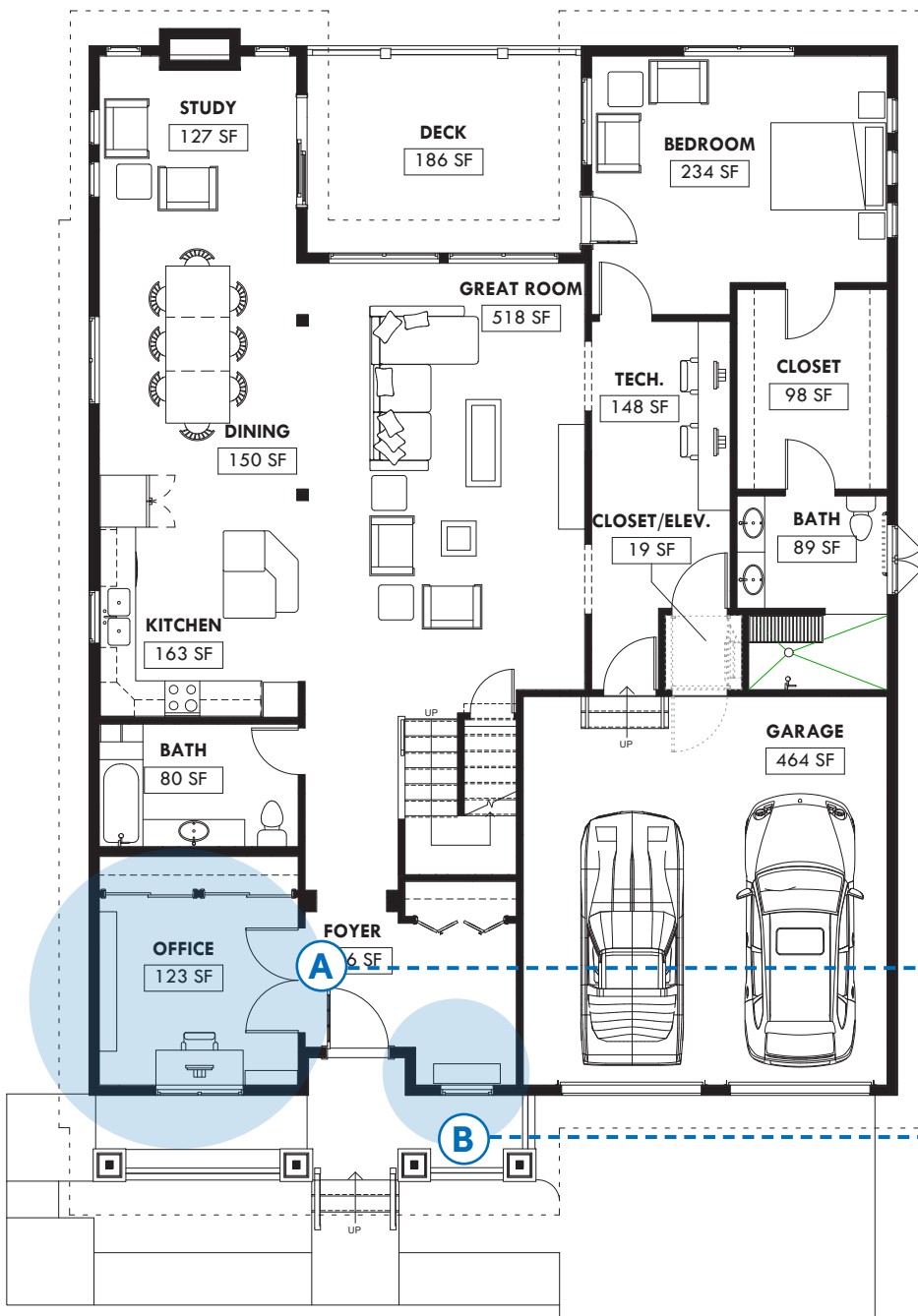
LifeHouse v2

2 Floor | 5 Bed | 3 Bath | Office

Living space: 3,286 sf
Footprint: 2,583 sf
Basement: 1,832 sf
Width: 46'-2"
Depth: 60'-0"
Height: 22'-4"

E Elevator Ready

What makes this variant different?



First Floor Plan

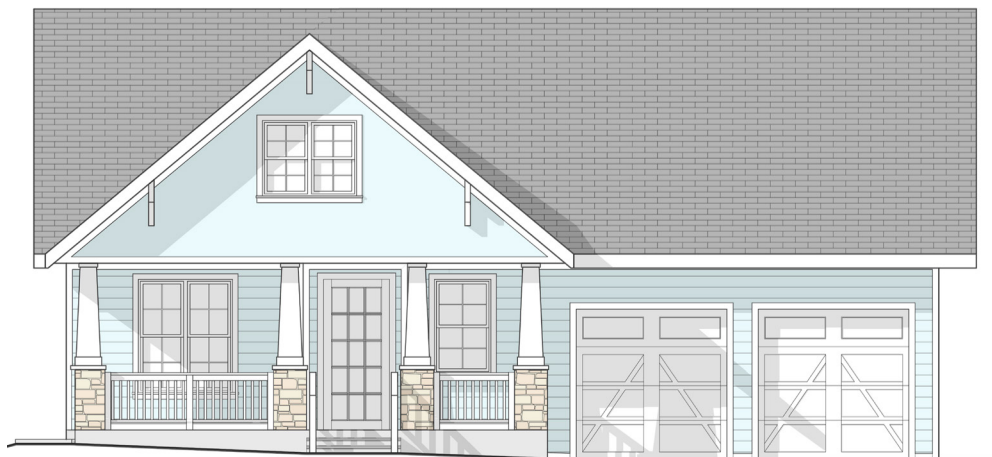
A Office

In this variant, the front bedroom on the first floor is used as an office. This solution works well for a slightly smaller family or for someone who has the option to work from home.

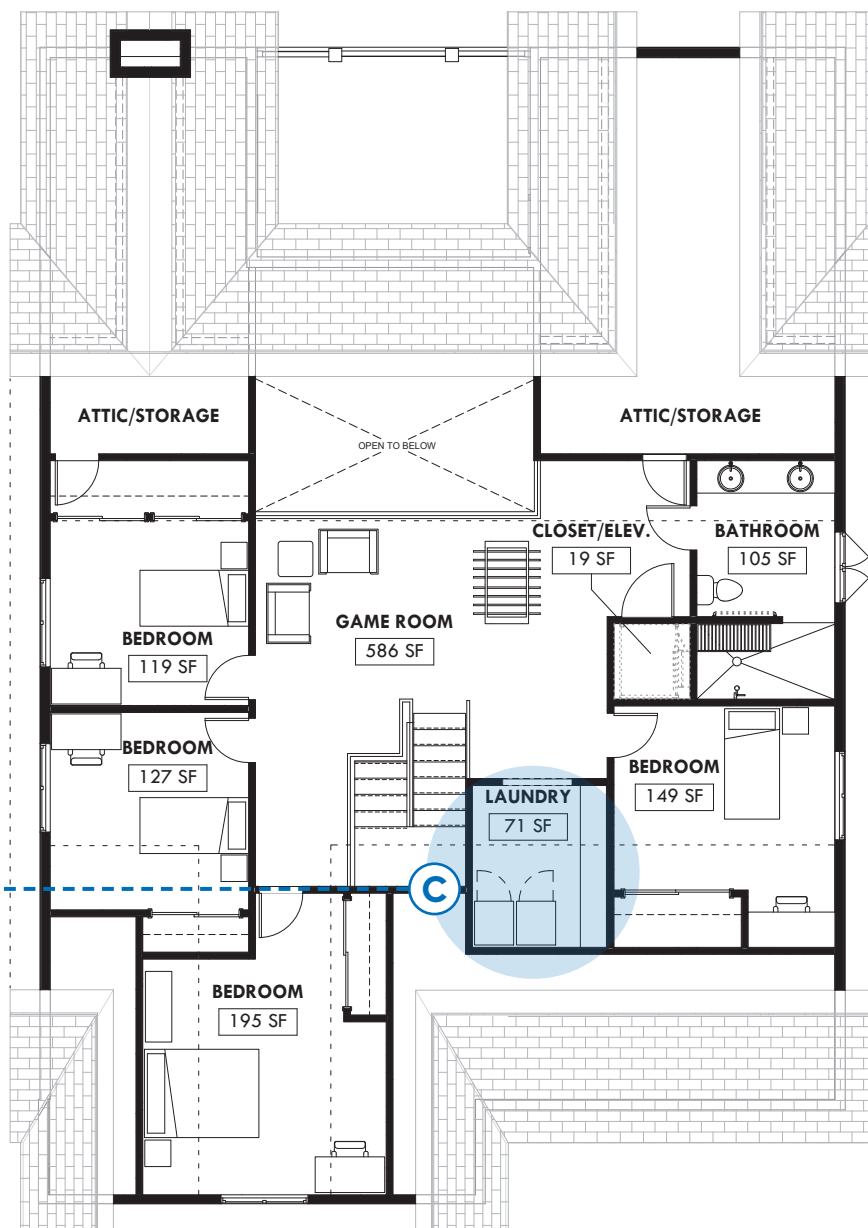
B Expanded Foyer

The laundry room in this scheme is moved upstairs to accommodate a larger foyer with increased natural light.

Window only on v1 and v2. Replaced
with attic vent on v3 and v4. --->



Front Elevation



Laundry Room
A large family would appreciate
this larger laundry room on the
second floor. A full-length counter
makes folding and sorting laundry
a breeze.

Second Floor Plan

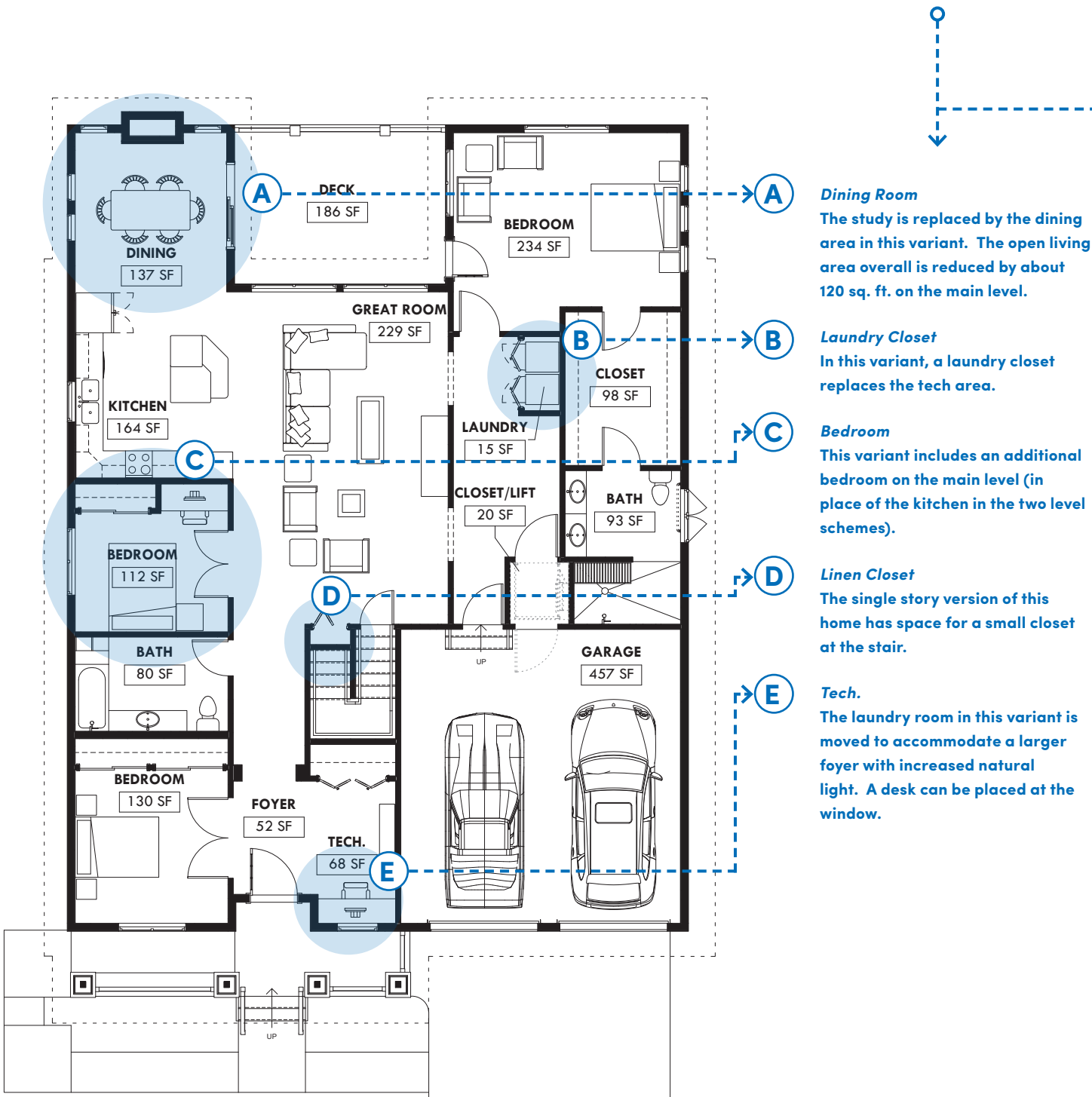
LifeHouse v3

1 Floor | 3 Bed | 2 Bath

Living space: 1,832 sf
Footprint: 2,583 sf
Basement: 1,832 sf
Width: 46'-2"
Depth: 60'-0"
Height: 22'-4"

E Elevator Ready

What makes these variants different?



First Floor Plan

Living space: 1,832 sf
 Footprint: 2,583 sf
 Basement: 1,832 sf
 Width: 46'-2"
 Depth: 60'-0"
 Height: 22'-4"

LifeHouse v4

1 Floor | 2 Bed | 2 Bath

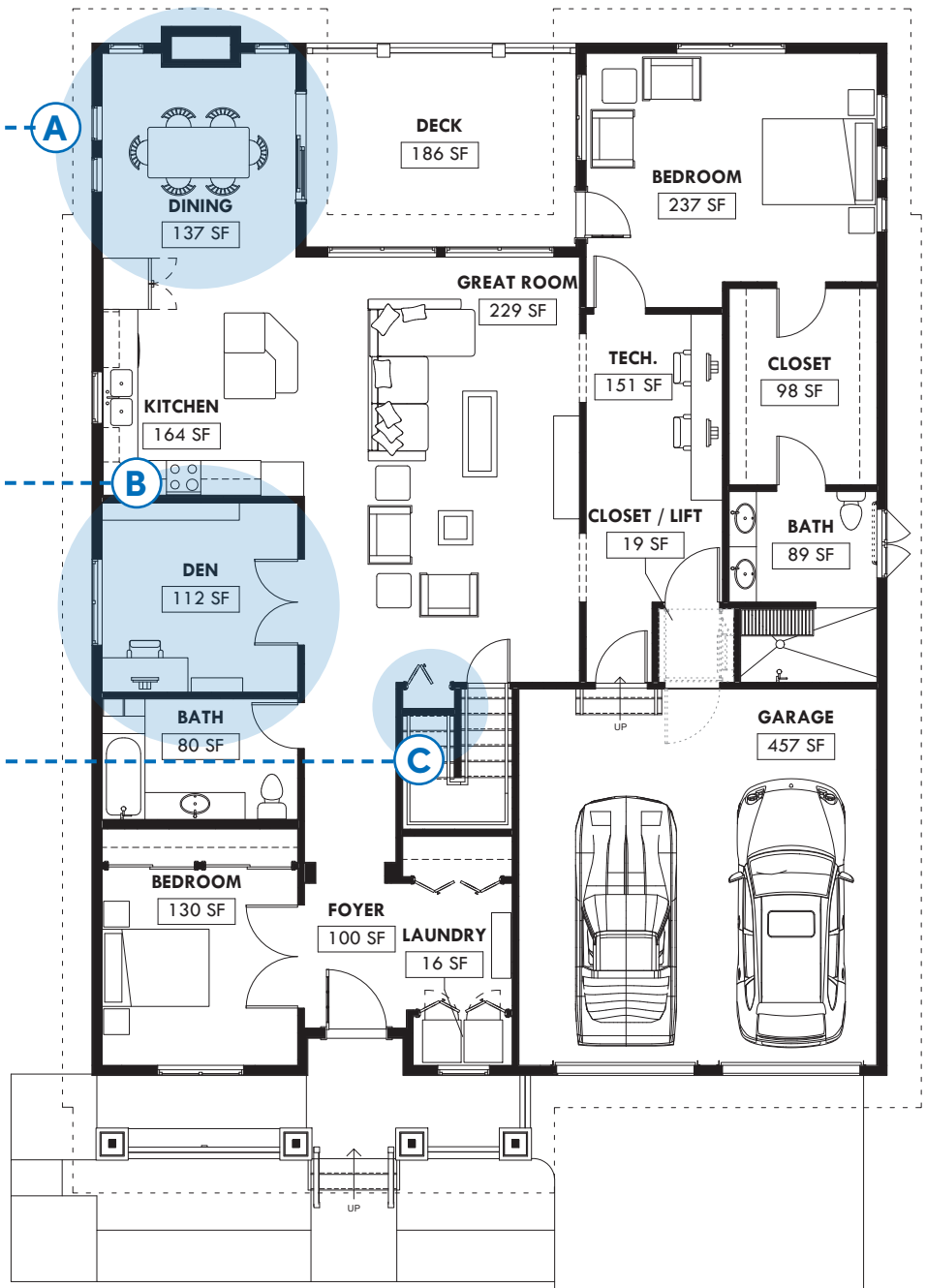
Elevator Ready

E

Dining Room
 The study is replaced by the dining area in this scheme. The open living area overall is reduced by about 120 sq. ft. on the main level.

Office
 This variant includes an office on the main level (in place of the kitchen in the original model).

Linen Closet
 The single story version of this home has space for a small closet at the stair.



First Floor Plan

FlexHouse

Variants:

v1: 1 Unit | 3 Bed | 3 Bath

v2: 2 Unit | 1 Bed | 1 Bath (ea.)



Elevator Ready

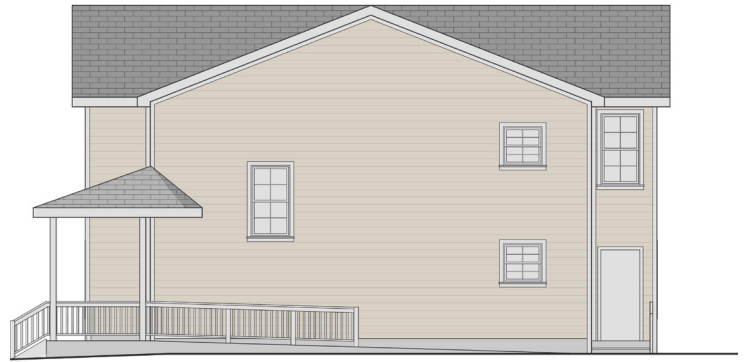
This home is designed for a changing family over time, or for rental income. The house is designed to work as both a single two-story home and two stacked apartments, capable of being easily converted between the two. The design features an open floor plan living area, a back entry into a bedroom or dining room on the first level, fully accessible bathrooms on both floors, elevator-ready stacked closets, no-step entry, and space for a back patio. The small footprint of the home is suitable for a narrow urban lot.

This home is ideal for both new homebuyers who require additional income via a second tenant, and for families that may one day be smaller as children grow up and leave the home. The option for an elevator makes the both levels of this home suitable for people with mobility impairments. This home can be converted from a single-family home into two flats when children leave home, or if adult children wish to remain close but have more privacy. It can also be designed in reverse, from two flats into a single-family home when a family expands.





Front Elevation



Side Elevation



Rear Elevation



Side Elevation



This bathroom is designed to provide sufficient space for wheelchair use. Reinforcement for future grab bar installation should be installed during construction.



The ideal site for this home includes a sloped driveway that allows a ramp or sloped walkway to either the front or back porch.



Free Downloads

of large-scale plans for this model are available at:
https://idea.ap.buffalo.edu/projects/inclusive-housing-plans/2_flexhouse/



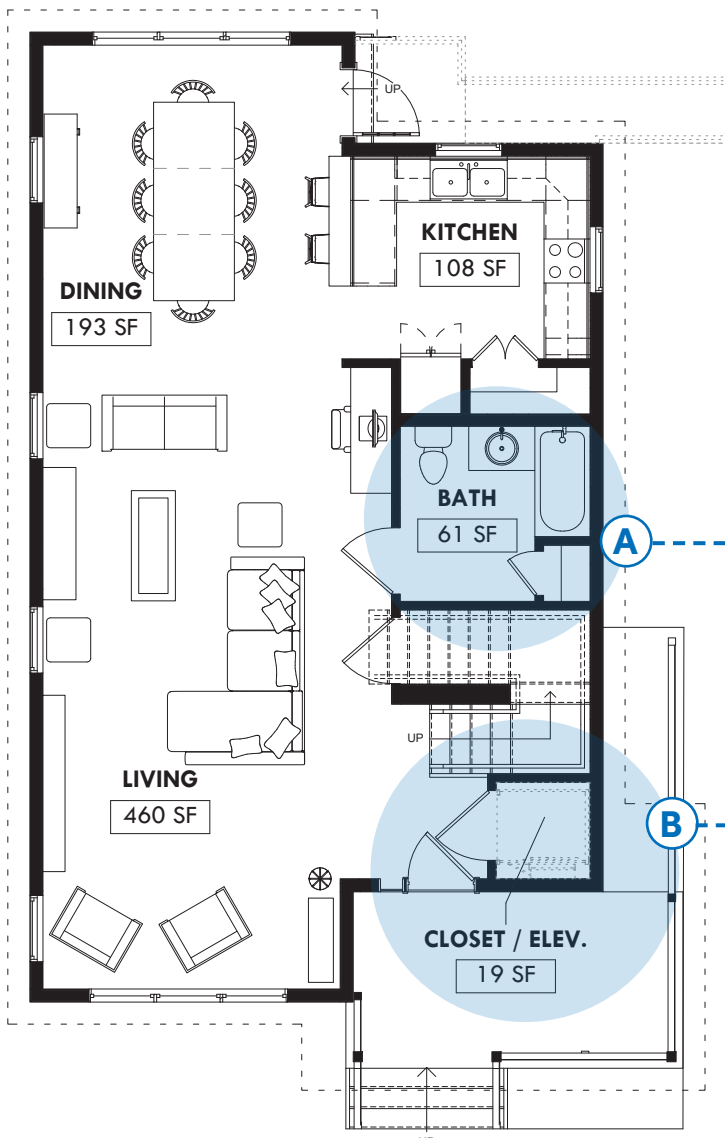
FlexHouse v1

1 Unit | 3 Bed | 3 Bath

Living space: 1,761 sf
Footprint: 1,053 sf
Basement: 880 sf
Width: 25'-10"
Depth: 43'-10"
Height: 25'-10"

E Elevator Ready

**Notable inclusive
design features in
all variants:**



A

A

Bathroom

Space is provided to accommodate wheelchair turning space.

B

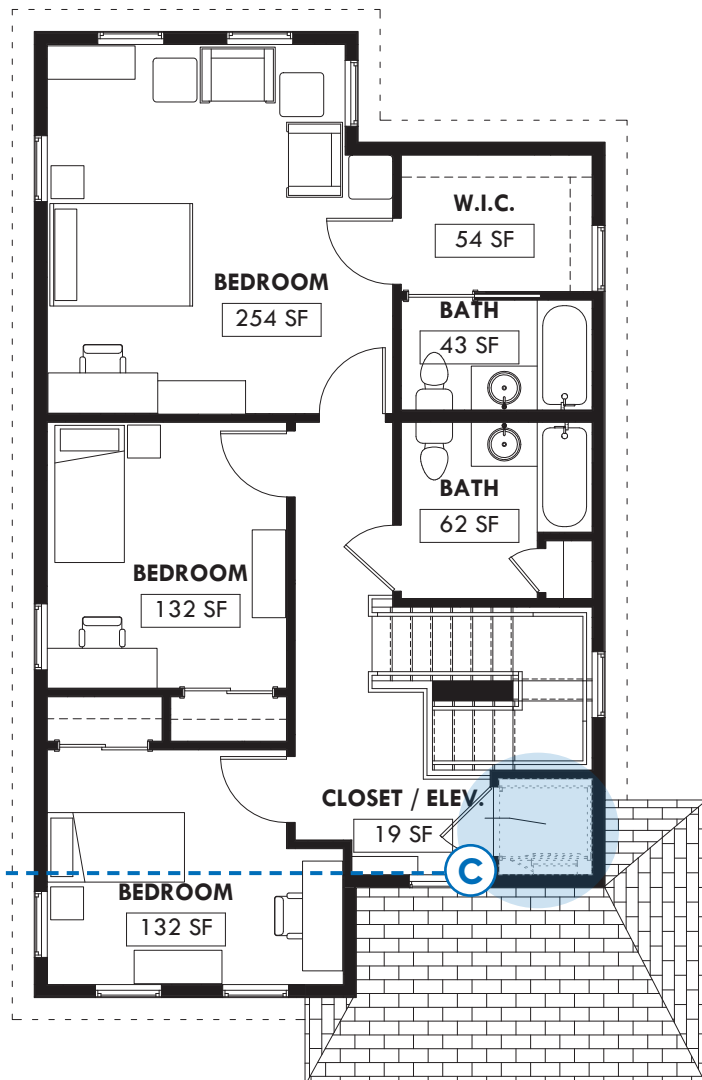
B

No Step Entry

Both levels are accessible with a ramp or sloped walkway and optional elevator.



Front Elevation



Second Floor Plan

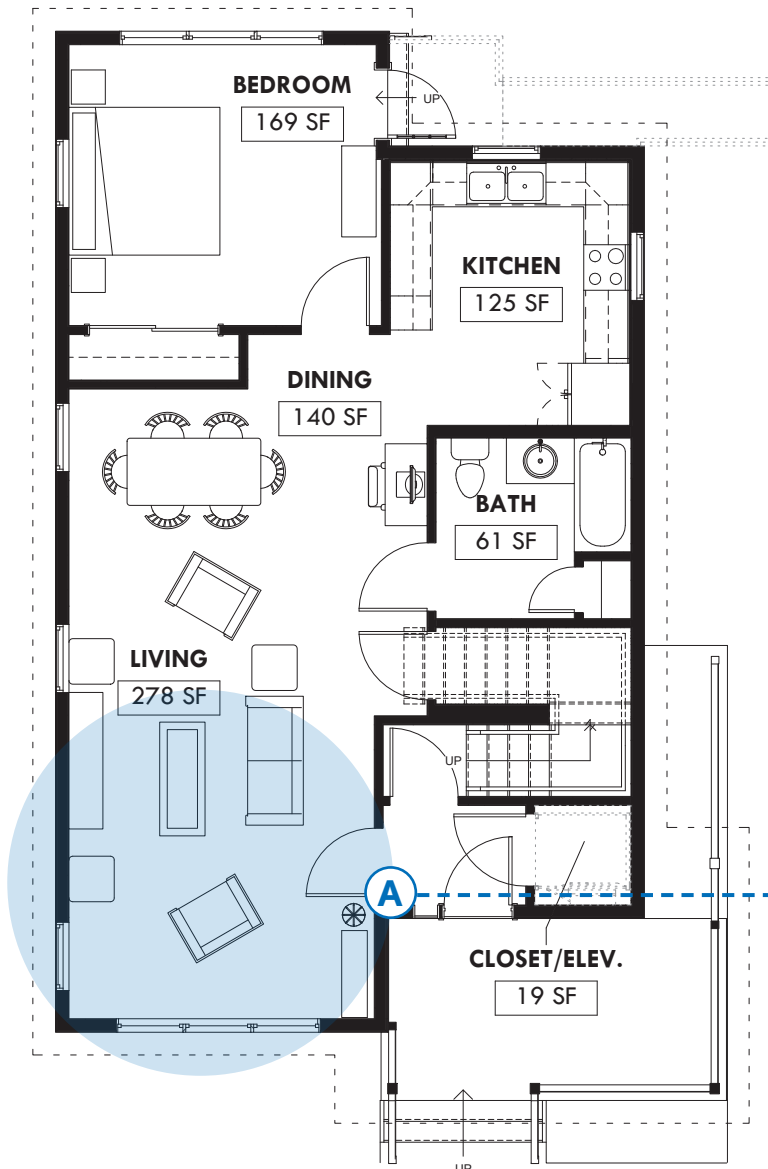
FlexHouse v2

2 Unit | 1 Bed | 1 Bath (ea.)

Living space: 1,761 sf
Footprint: 1,053 sf
Basement: 880 sf
Width: 25'-10"
Depth: 43'-10"
Height: 25'-10"

E Elevator Ready

What makes this variant different?



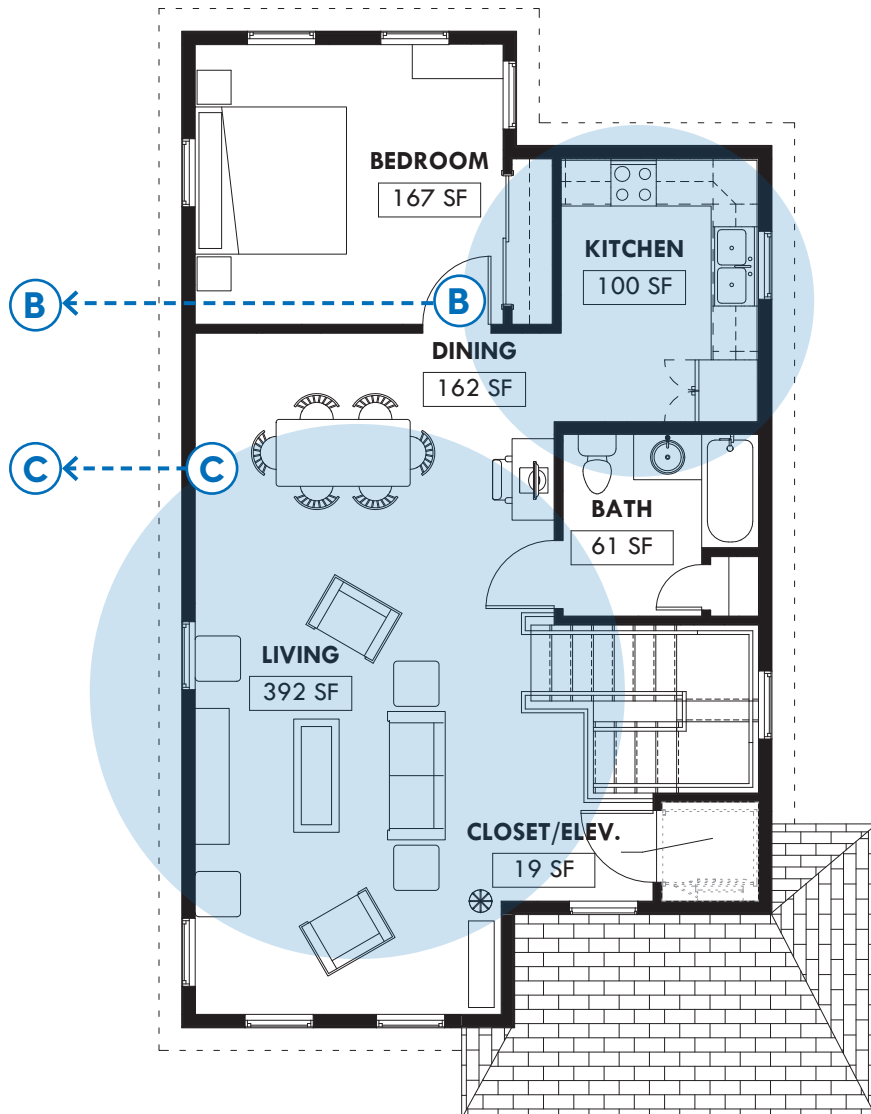
Smaller Living Space
A bedroom is added to the first floor unit, reducing the living area size to be more suitable for a one-bedroom unit.



Front Elevation

Additional Kitchen
The primary bedroom's walk-in closet and bathroom are replaced with a kitchen for the upstairs unit.

Additional Living Spaces
The additional upstairs bedrooms are converted into a living and dining room, replicating the downstairs unit.



Second Floor Plan

Adapted from a Design
by Alexa Russo

Urban Cottage

Variants:

v1: 2 Floor | 2 Bed | 2 Bath

v2: 2 Floor | 4 Bed | 3 Bath

v3: 1 Floor | 3 Bed | 1 Bath | Open

v4: 1 Floor | 3 Bed | 1 Bath | Traditional

A

Affordable

This home is designed with space efficiency and affordability as the primary goals. Features of this home include on-grade entry, an open plan living area, and vaulted ceilings in the living room. Each variation of the home includes a bedroom on the ground floor, making this home ideal for a family with a person who cannot use stairs. Ideal for very narrow urban lots, the building footprint is narrow enough to accommodate a driveway along the side of the home if desired.





Front Elevation



Side Elevation



Rear Elevation



Side Elevation



The first-floor bathroom in this home has a curbless shower to accommodate wheelchair users and reduce the risk of falls.



The kitchen sitting area is lower than the work area to be usable with regular chairs, rather than tall stools. It can also be used for serving or by children and other people who need to sit to prepare food.



Free Downloads

of large-scale plans for this model are available at:
https://idea.ap.buffalo.edu/projects/inclusive-housing-plans/3_urban-cottage/



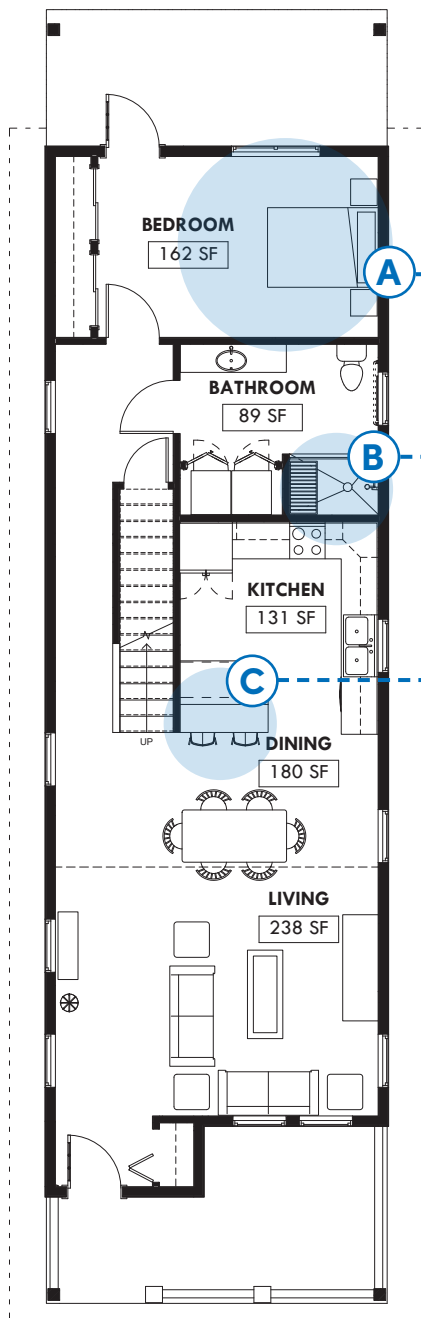
Urban Cottage v1

2 Floor | 3 Bed | 2 Bath

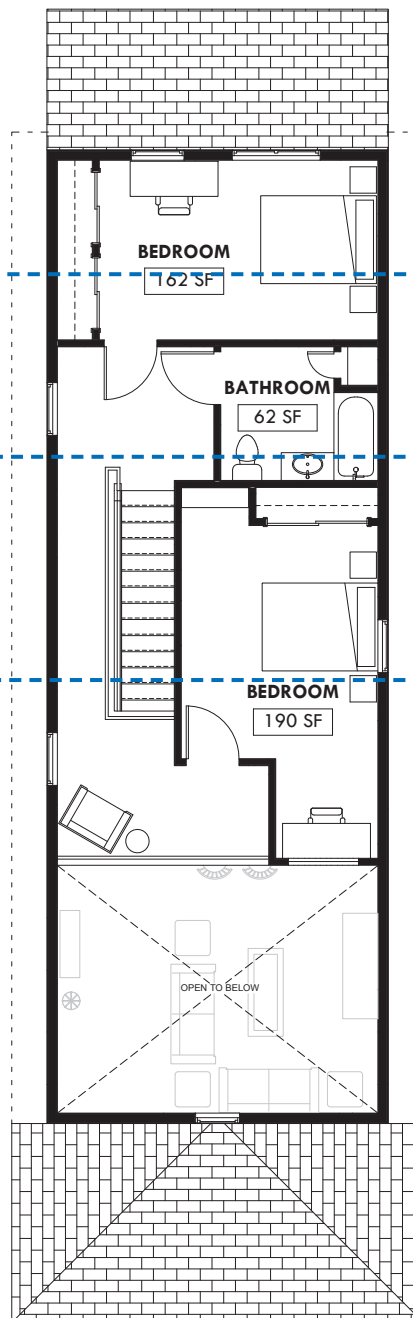
Living space: 1,496 sf
Footprint: 1,015 sf
Basement: 1,015 sf
Width: 18'-10"
Depth: 53'-10"
Height: 23'-8"

A Affordable

Notable inclusive design features in all variants:



First Floor Plan



Second Floor Plan

A First Level Bedroom - The bedroom on the first floor can be used by someone who cannot access the second level.

B Curbless Shower
There is a zero-step shower on the first floor. Additionally, space is provided to accommodate wheelchair turning space.

C Dining Counter
A wheelchair accessible seating option is provided at the counter.



Front Elevation (v1 and v2)

Living space: 1,814 sf
Footprint: 1,015 sf
Basement: 1,015 sf
Width: 18'-10"
Depth: 53'-10"
Height: 23'-8"

Urban Cottage v2

2 Floor | 4 Bed | 3 Bath

Affordable

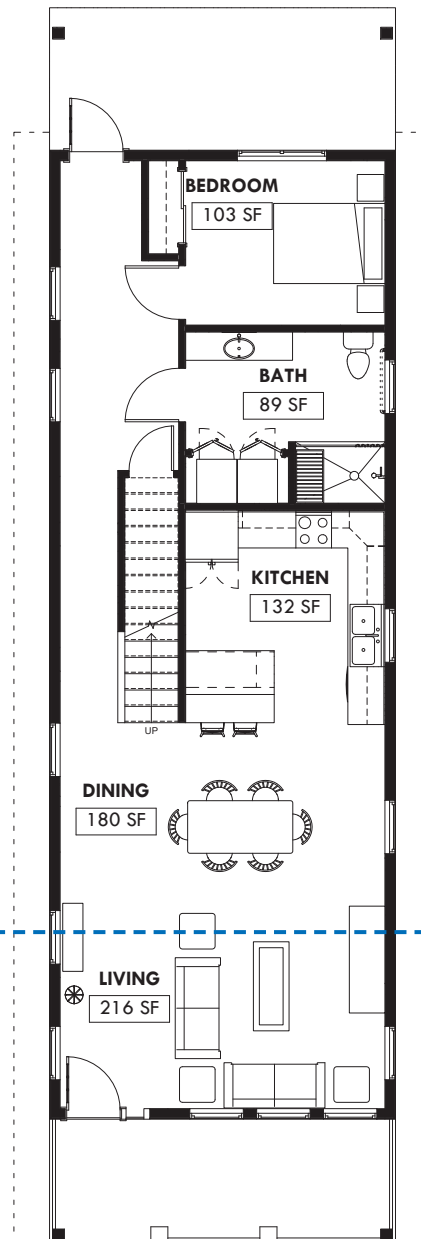
A

What makes this variant different?

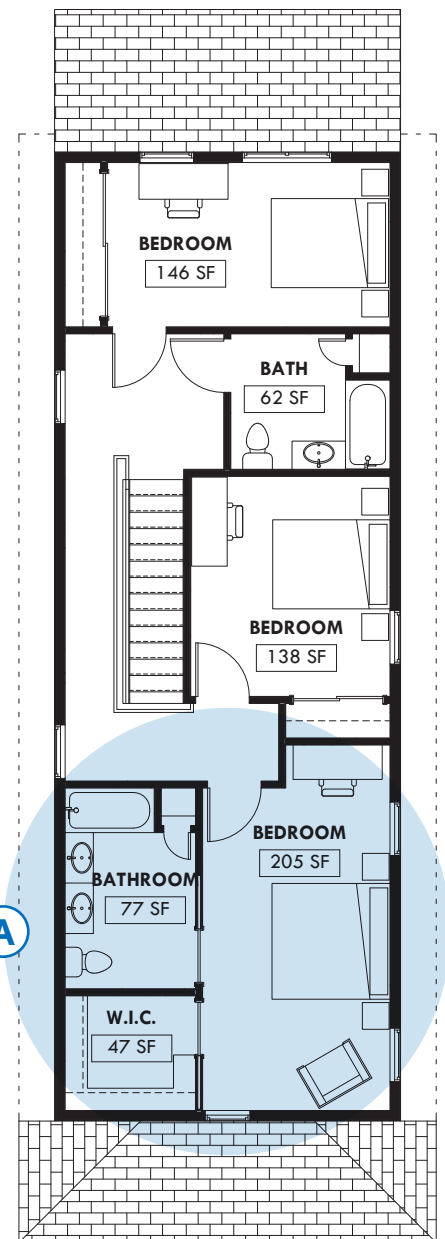


Primary Bedroom

A bedroom suite is added to the second floor, eliminating the raised ceilings in the living room.



First Floor Plan



Second Floor Plan

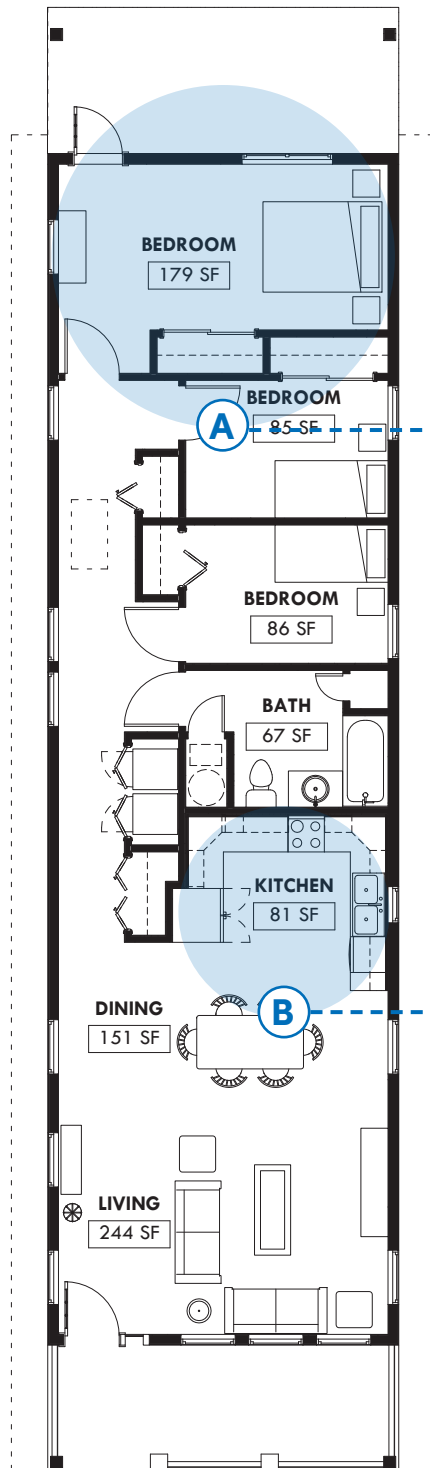
Urban Cottage v3

1 Floor | 3 Bed | 1 Bath | Open

Living space: 1,122 sf
Footprint: 1,230 sf
Basement: None
Width: 18'-10"
Depth: 65'-4"
Height: 21'-0"

A Affordable

What makes these variants different?



- A** Bedrooms
The depth of the home is increased to accommodate additional bedrooms and eliminate the second floor.
- B** Space-Efficient Living
Kitchen and dining areas are condensed to make space for additional bedrooms on the first floor.

First Floor Plan



Front Elevation (v3 and v4)

Living space: 1,122 sf
Footprint: 1,230 sf
Basement: None
Width: 18'-10"
Depth: 65'-4"
Height: 21'-0"

Urban Cottage v4

1 Floor | 3 Bed | 1 Bath | Traditional

Affordable

A

Bedrooms
The depth of the home is increased to accommodate additional bedrooms and eliminate the second floor.

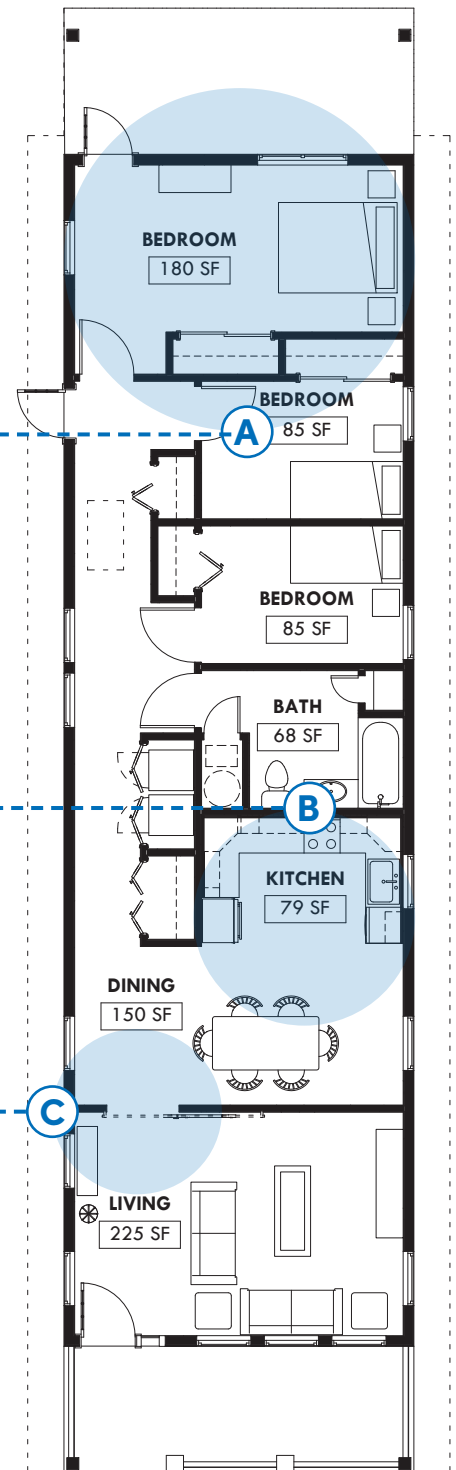
Space-Efficient Living
Kitchen and dining areas are condensed to make space for additional bedrooms on the first floor.

Traditional Floor Plan
A wall is added between the eating and living spaces.

A

B

C



First Floor Plan

Craftsman Bungalow

Variants:

v1: 2 Floor | 3 Bed | 2 Bath | Mudroom

v2: 2 Floor | 3 Bed | 2 Bath | Sunroom

v3: 1 Floor | 2 Bed | 1 Bath | Sunroom

Designed by
Jonathan White

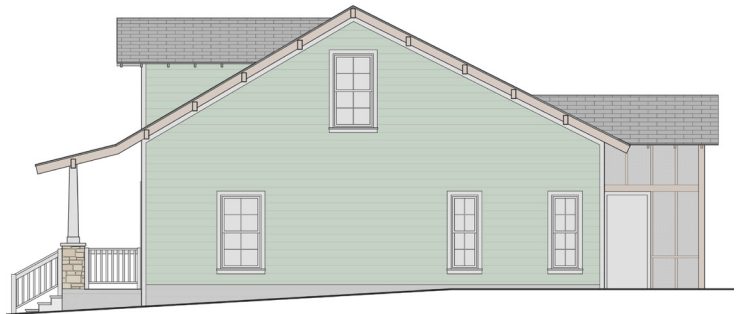
A Affordable

This home is designed with space efficiency and affordability as the primary goals. Each version of the home would be great for a small family. The primary difference between the variations are amenities and the presence of an upstairs bedroom and bathroom. Both the front and the back entry could be zero-step, depending on site grading. Although the second floor is not accessible, two bedrooms are located on the first floor, making this home a convenient solution for accommodating people with different abilities. The small footprint will work on many urban and suburban lots.

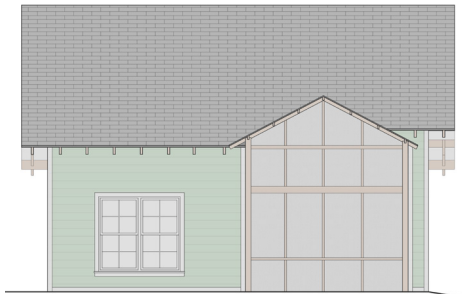




Front Elevation (v1, v2)



Side Elevation (v2)



Rear Elevation (v2)



Side Elevation (v2)



A sloped driveway provides access to the front porch with a small ramp. A longer driveway could eliminate the need for the ramp all-together if the lot size allows.



The L-shaped kitchen provides access to all appliances and fixtures. The cabinets have pull-out drawers, and the sink has a removable toe-kick and doors to allow a forward approach if needed.



Free Downloads

of large-scale plans for this model are available at:
https://idea.ap.buffalo.edu/projects/inclusive-housing-plans/4_craftsman-bungalow/



Craftsman Bungalow v1

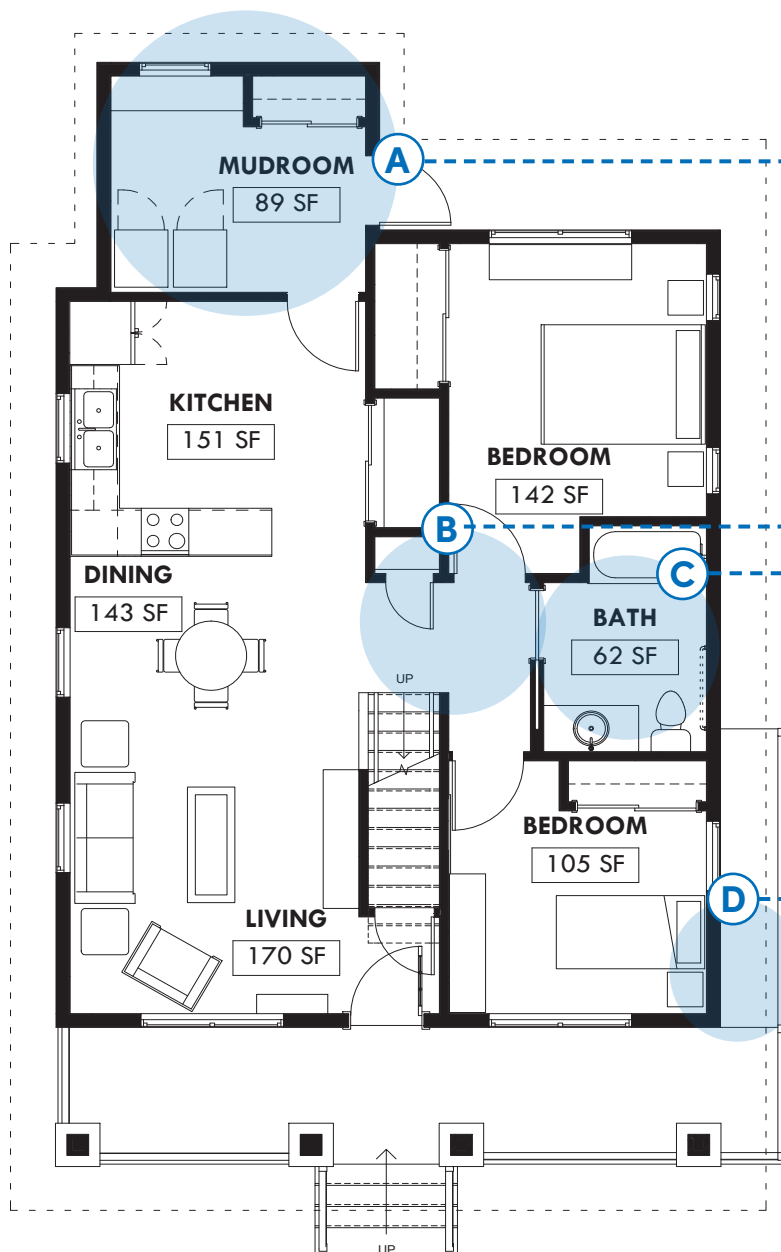
2 Floor | 3 Bed | 2 Bath | Mudroom

Living space: 1,360 sf
Footprint: 999 sf
Basement: 999 sf
Width: 27'-5"
Depth: 41'-5"
Height: 21'-0"

Designed by
Jonathan White

A Affordable

Notable inclusive design features in all variants:



A *On-Grade Back Entry*
Entry through the back of this home is accessible with a zero step entry.

B *Circulation*
Circulation is reduced to one central decision-making point in the center of the home. This space is large enough to accommodate wheelchair turning space.

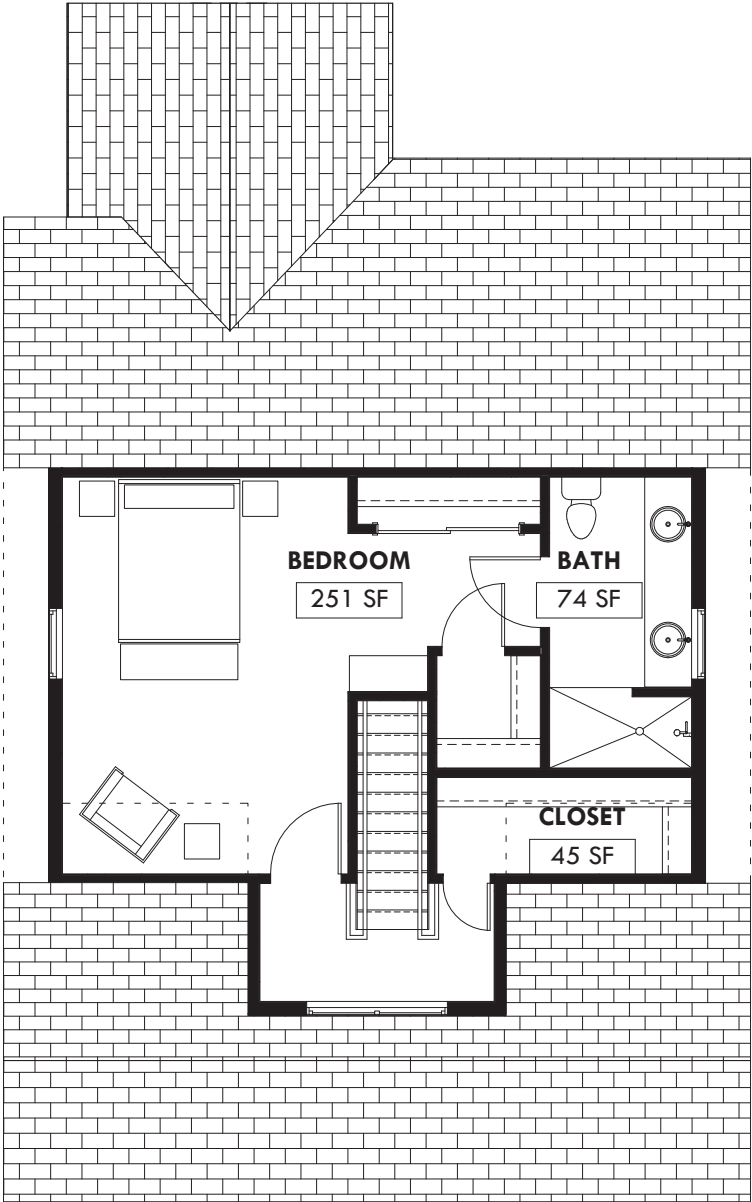
C *Bathroom*
Space is provided in the bathroom to accommodate wheelchair turning space.

D *Ramped Front Entry*
A ramp can be included between the home and the driveway to allow for an accessible front entry. Alternatively, the ramp can be eliminated if the grade allows a sloped driveway to bridge the vertical distance.

Dormer only on v1 and v2. ----->



Front Elevation



Second Floor Plan

Craftsman Bungalow v2

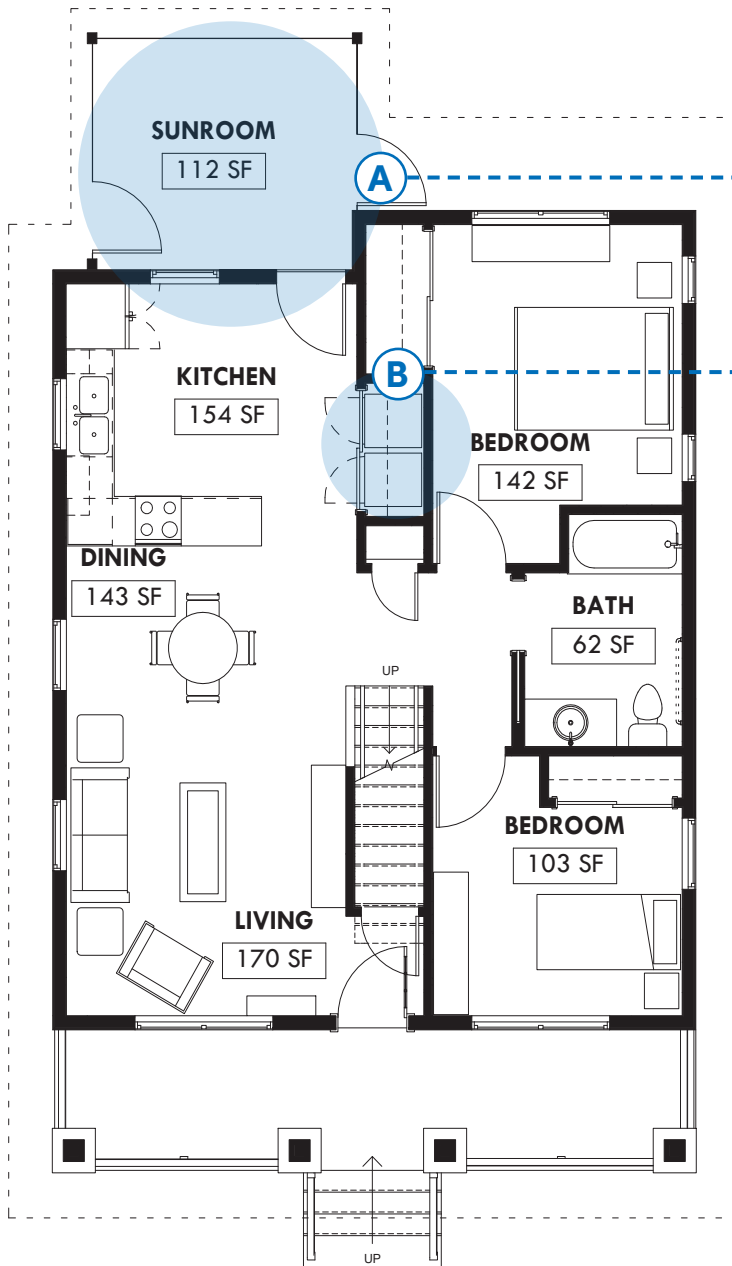
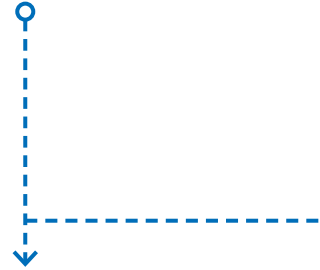
2 Floor | 3 Bed | 2 Bath | Sunroom

Living space: 1,349 sf
Footprint: 999 sf
Basement: 999 sf
Width: 27'-5"
Depth: 45'-5"
Height: 21'-0"

Designed by
Jonathan White

A Affordable

What makes these variants different?



A

Sunroom

The mudroom is replaced with a sunroom with no-step entry.

B

Laundry Closet

Laundry machines are relocated to the closet in the kitchen to make space for the sunroom in the back.

Second floor plan is not depicted. Refer to v1 second floor plan on previous page.

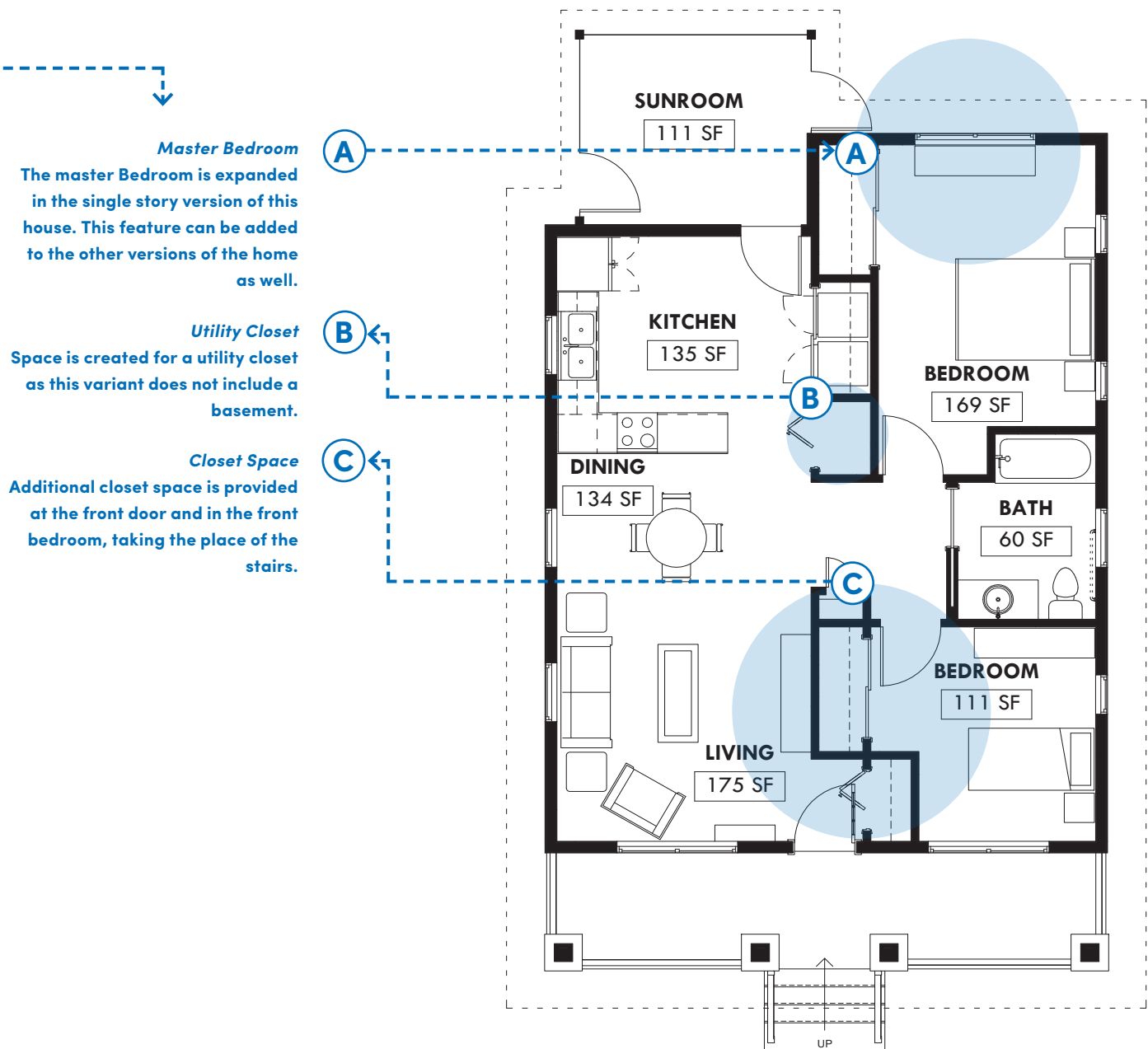
Craftsman Bungalow v3

1 Floor | 2 Bed | 1 Bath | Sunroom

Living space: 962 sf
Footprint: 999 sf
Basement: None
Width: 27'-5"
Depth: 45'-5"
Height: 21'-0"

Affordable

A



First Floor Plan

INCLUSIVE HOUSING

[Stock Plans]

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inclusive-housing-plans/](https://idea.ap.buffalo.edu/projects/inclusive-housing-plans/)



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