Room Planing

Bathrooms: all homes require at least one bathroom
- One full bathroom upstairs
- 1/2 bathroom down stairs 4'x6'

Bathroom sizes:
- Min. 5'x8'
- Ave. 10'x10'
- Large. 10'x12'

Bathrooms should have the following:
- Lavatory (sink)
- Water Closet (Toilet)
- Tub or Shower
- Window or Exhaust Fan

Placement of fixtures:
- Lavatory (sink) or Water Closet (Toilet) or Tub or Shower should not go near a window (privacy).
- Lavatory (sink) should have a mirror above it, be well lighted and also be away from the tub to prevent fogging.
- Water Closet (Toilet) must have 30" space for installation

Door information:
- Do Not place bathroom door in line with the toilet
- Usual height of door 6'-8"
- Min. Width 2'-6"

Location:
- Near bedrooms in hall
- Near living areas

Room Planning

Bedrooms: One bedroom homes are difficult to sell. Three bedroom homes have the greatest sales potential.

Bedroom sizes:

- Minimum 100 sq. ft.
- Average 125 - 175 sq. ft.
- Maximum 250 sq. ft.

Bedrooms should have the following:

- 2 exterior walls
- 2 windows (draft should not pass over the bed)
- 1 closet: minimum width 4 linear feet and minimum depth 2 feet
- Locate closets on interior wall
    1. provides noise insulation
    2. does not reduce exterior wall space (cross-ventilation)

Bedrooms are designed to furniture sizes

Door information:

- usual height of door 6'-8"
- minimum width 2'-8"
- maximum width 3'-0"

Doors should always swing into the bedroom.

- allow space along wall for door when it is open
- locate door near corner (wastes less space)

Room Planning

Living Area: Most people view this area as a show place

Living Room sizes:

- Small 150 sq. Ft.
- Avg. 250 sq. Ft.
- Large 250 and up sq. Ft.

When designing a living room you should ask the following:

- What furniture do you want in this room?
- How often will this room be used?
- How many people are expected to use this room at one time?
- What will be the function of this room?
- Is this in proportion to the rest of the house?

Location: The living room should not be a high traffic area or used as a hallway. To help prevent traffic flow, raise or lower the living room (slightly).

- Exterior walls should not be broken up with small windows and doors.
  1. Large windows and doors help let in light and give a spacious appearance.
- Care should be taken to provide adequate wall space for furniture.
- Dining and entertaining are closely related; therefore, the living room should be located near the dining room. They may be combined in some cases.

Dining Room: Main function of dining room is to provide a special place to eat.

Dining Room sizes:

- Min. 10'x12'
- Avg. 12'x15' (6 to 8) People
- Large 14'x18'

Dining Room should have the following furniture:

- Table
- Chairs-2'-3" should be allowed between centers of chairs
  2'-0" should be the amount of space between the wall and backs of chairs
- Buffet
- China Closet

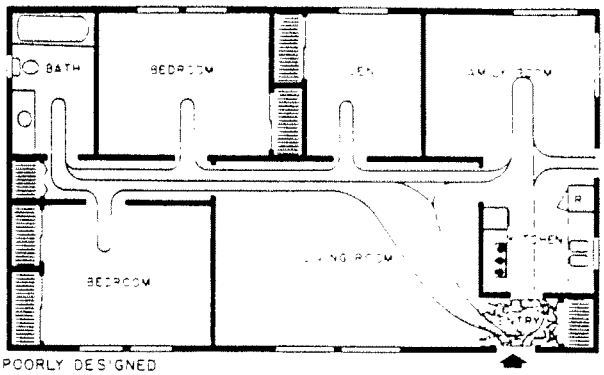
Location:

- Next to kitchen and living room or dining room between living room and kitchen

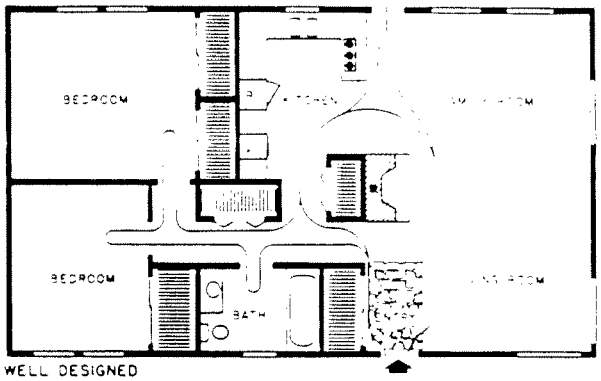
Floor Plans
Scale: 1/4 inch = 1 foot

Halls and Traffic Patterns

Halls should be planned to eliminate or to keep to a minimum the passage of traffic through rooms. Long, dark, tunnel-like halls should be avoided.

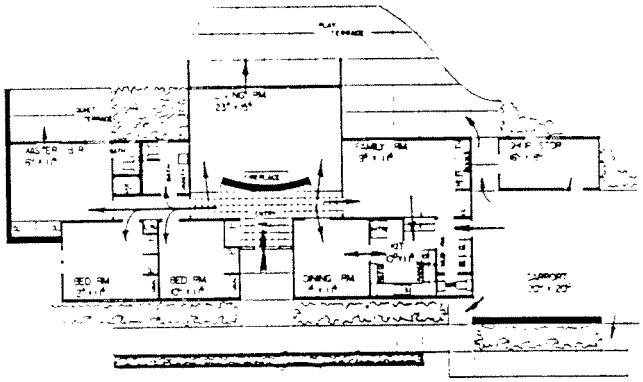


POORLY DESIGNED



WELL DESIGNED

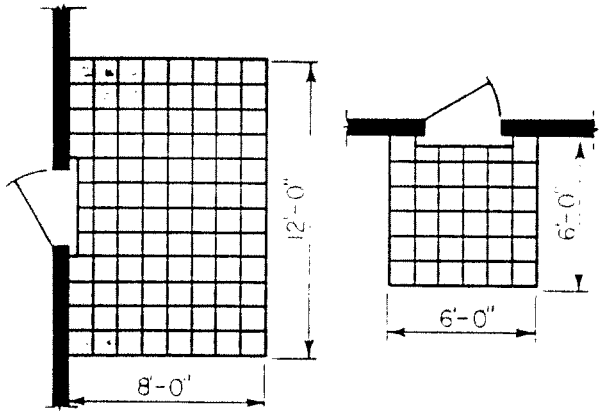
Traffic patterns of your house should be carefully considered in design of the room layout. A minimum amount of space should be devoted to traffic areas. Traffic patterns that require passage through one room to get to another should be avoided, especially in the sleeping area. The traffic pattern shown in the plan below is efficient and functional. It contains a minimum amount of wasted hall space without creating a boxed-in appearance. It provides access to each of the areas without passing through other areas. The arrows clearly show that the sleeping area, living area, and service area are accessible from the entrance without passage through other areas. In this plan the service entrance provides access to the kitchen from the carport and other parts of the service area.



Floor Plans
Scale: 1/4 inch = 1 foot

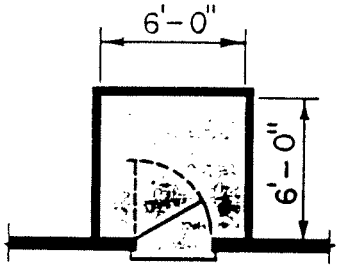
Foyer

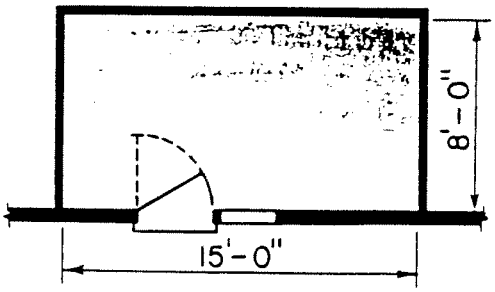
The outside, covered portion of the entrance should be large enough to shelter several people at one time. Sufficient space should be allowed on all sides, exclusive of the amount of space needed to open a storm door which opens to the outside. Below are optimum and minimum dimensions.



The inside of the foyer should be sufficiently large to allow several people to enter at the same time, remove their coats, and store them in a closet .

- Min 6'-6'
- Average 8'-10'
- Max 8'-15'





Floor Plans
Scale: 1/4 inch = 1 foot

Entrances

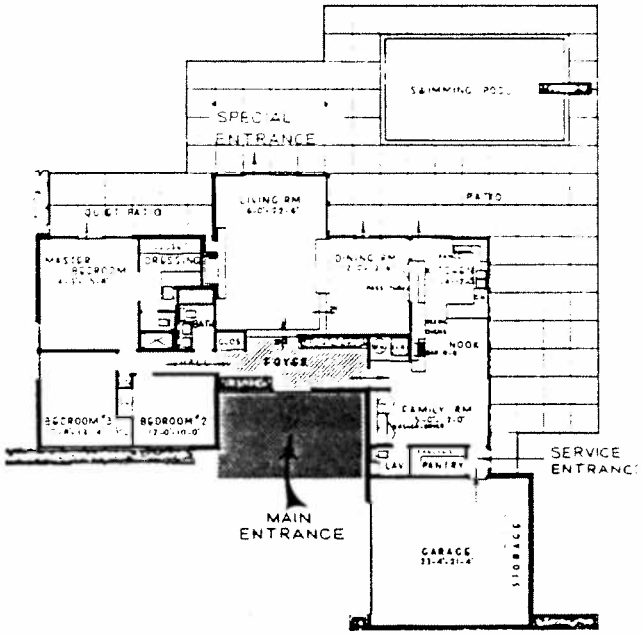
Function: Entrances provide for and control the flow of traffic into and out of the house.

Entrances are divided into several different types: the main entrance, the service entrance, and the special-purpose entrances. The entrance is composed of the outside waiting area (porch), a separation (door) and an inside waiting area (foyer, entrance hall).

• Main entrance provides access to the house through which guests are welcome and the main traffic will flow. It should provide shelter and have a walkway to the street or driveway.

• Service entrance provides access to the house through which supplies can be delivered without going through the rest of the house. It should also provide access to parts of the service area (garage, laundry, workshop).

• Special-purpose entrances and exits do not provide for outside traffic but provide for movement from the inside living area of the house to the outside living areas (sliding door to a deck or patio). It is not an entrance through which street, driveway, or sidewalk traffic would have access



Room Planning
Service Area

Service areas include: Kitchen, laundry, garage.

Kitchen: Usually the most expensive room in the house per square foot and gets the most use. Food preparation is the principal use, but it can be extended to include dining, laundry and storage functions.

Kitchen Designs, 6 basic shapes. (See hand outs for examples of the following.)

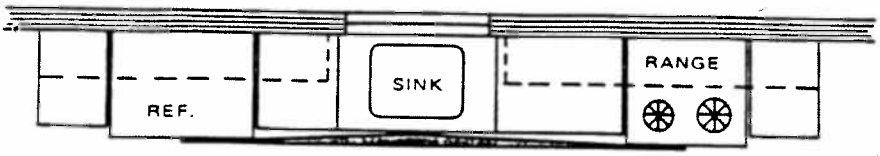
- Straight Line
- Peninsula
- "L" Shaped
- "U" Shaped * Most Popular
- Corridor
- Island

Design your kitchen efficiently. A work triangle is a way to tell how well you designed the kitchen. The work triangle is determined by drawing a line from the center of the range to the refrigerator to the sink and back to the range. The lengths of these three lines are added together to produce the length of the work triangle. This distance should not exceed 21 feet.

Laundry Area should include the following: Washer, Dryer, laundry sink (located near washer), cabinet storage above washer and dryer, and built in ironing board. The laundry should be located near the kitchen.

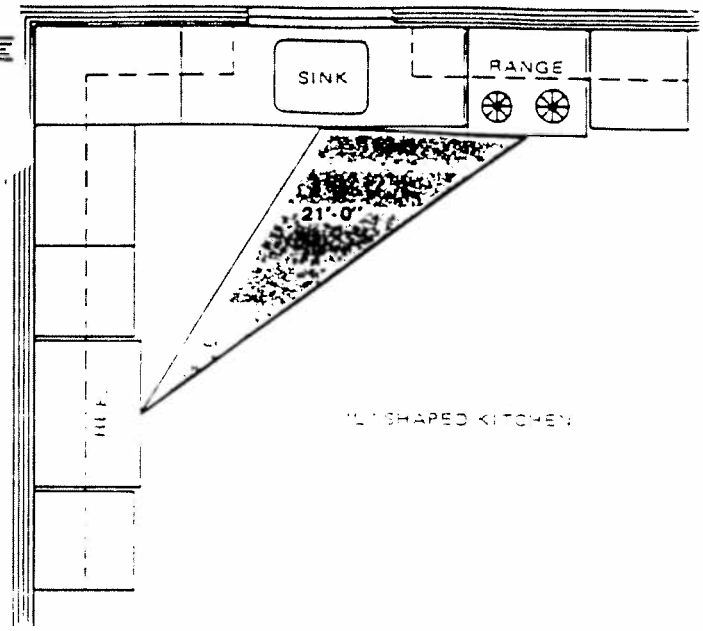
Garage: The primary purpose of a garage is to provide shelter for the family automobile. It may be small and simple, large and complex, attached to the house, or free standing. The size and location of the garage will depend on the number of cars to be housed, the size and layout of the house and the space available. The overall space may be increased considerably if a work area or utility storage is planned into the facility. A garage should be designed in such a way that it is an integral part of the total structure. If care is not taken, a garage could detract from the appearance of the house.

If the garage is a free standing structure, providing a covered walkway to the house may be desirable. The walkway should lead to the service entrance and provide easy access to the kitchen. A single car garage door is usually 8' wide and 7' high. A two-car garage door is usually 16' wide and 7' high. Garage doors can also come in 18' widths. The minimum driveway width is 10', and a turn around is often recommended.

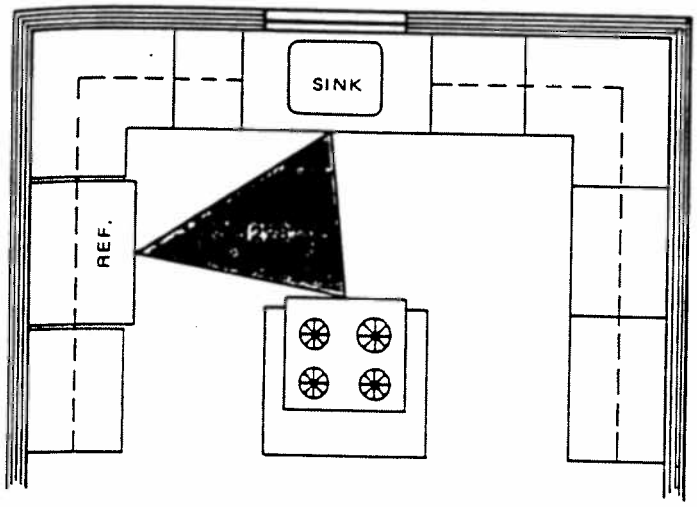


21' – 0"

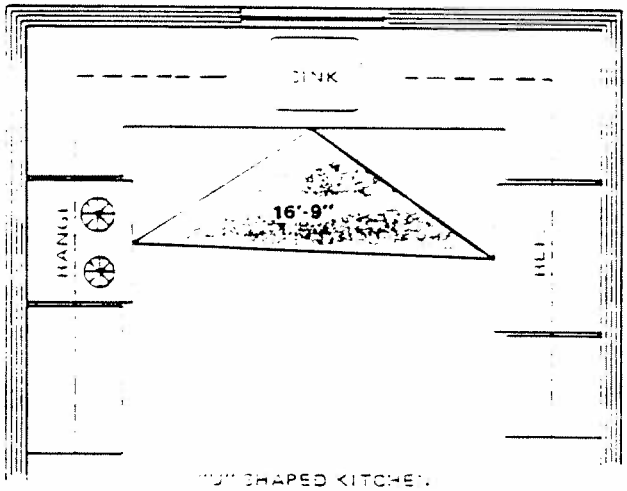
STRAIGHT LINE KITCHEN



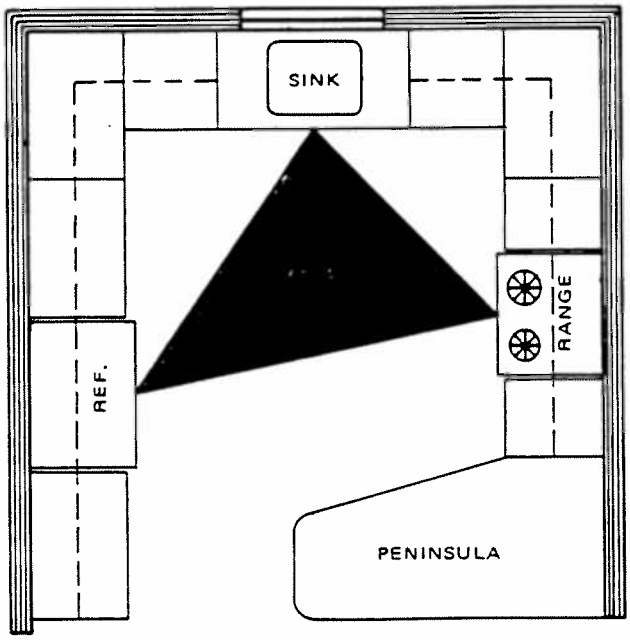
"L" SHAPED KITCHEN



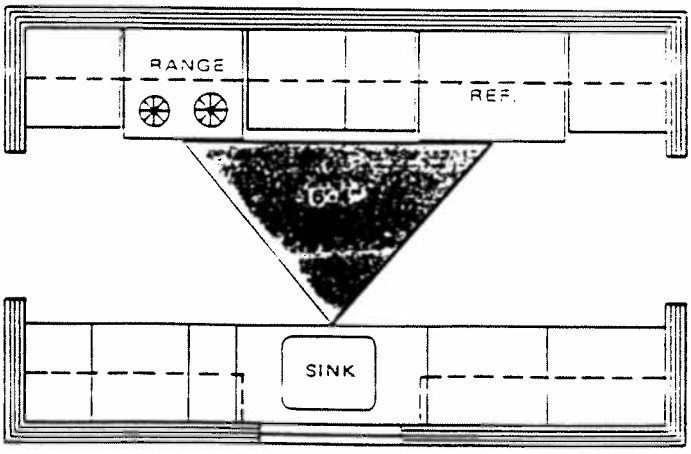
ISLAND KITCHEN



"U" SHAPED KITCHEN



PENINSULA KITCHEN



CORRIDOR KITCHEN