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Module 03A: Floor Plan Intro

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ROOM RELATIONSHIPS & SIZING



THE FLOOR PLAN

Important considerations

- Number of inhabitants
- Ages and gender of children
- Future plans to add on
- General activities
- Entertainment habits
- Desired number of bedrooms and bathrooms
- Kitchen appliances desired
- Planned length of stay in the residence
- Live-in guests or accessibility
- Budget for the home
- Style of the home
- Neighborhoods, conditions, and restrictions

THE LIVING AREAS

Entries

- Serve as a transition point
 - Main entry
 - Foyer
 - Service entry

Family room

- Probably the most used area
- Multipurpose area
- Separated from living room & kitchen, but nearby
- Sizes vary

Living room

- How the room will be used
- How many people will use it
- How often it will be used
- Type and size of furniture
- Placement

Dining room

- Often part of, or adjoining, the living area
- For more formal eating: near, but separate, from living area
- Should be near the kitchen

Nook

- Where meals and snacks will be eaten
- Should be near kitchen & family room

Den/study/office

- Located off the entry and near the living room
- Buffer living and sleeping areas
- Office size depends on occupants

Home theaters

- Consider size and type of television, number of viewers, and seating

THE SLEEPING AREAS

Bedrooms

- Placed away from noise & normal traffic patterns
- Number depends on family size and ages of children
 - Minimum of two
- Arrangements & sizes vary
 - Primary suites serve as a bedroom, sitting area, & bathing area

Age, gender, and number of children determine the number of bedrooms

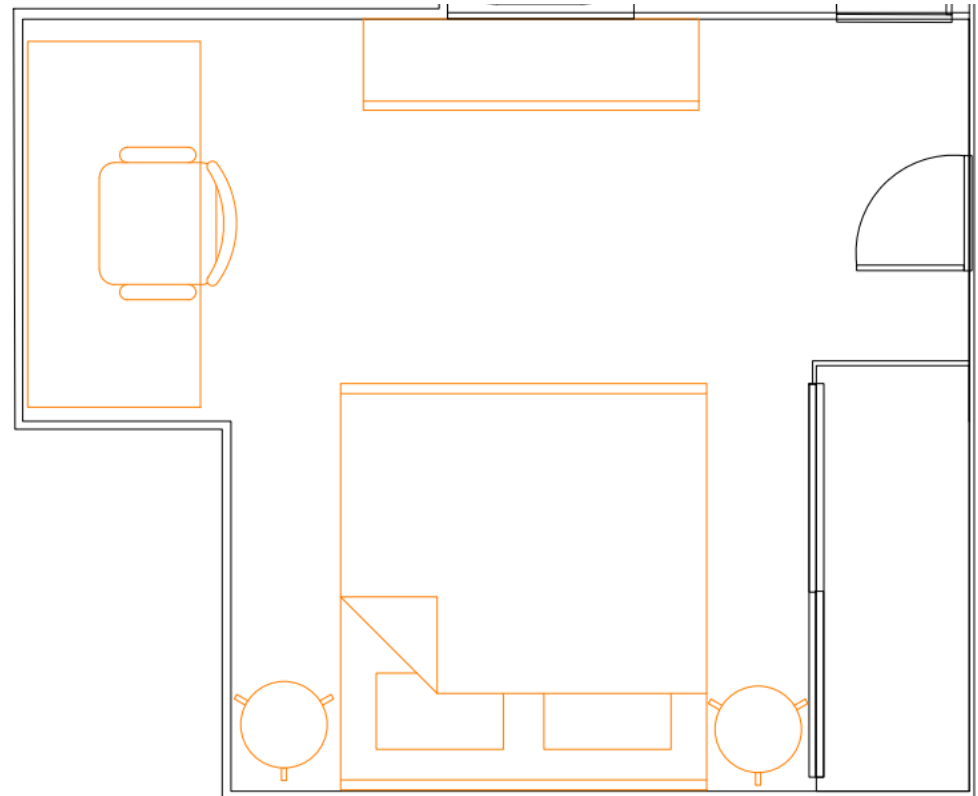
- May be shared, but separate rooms are ideal

Sub-areas in bedrooms:

- Sleeping and relaxation
- Study
- Storage
- Dressing

Closets

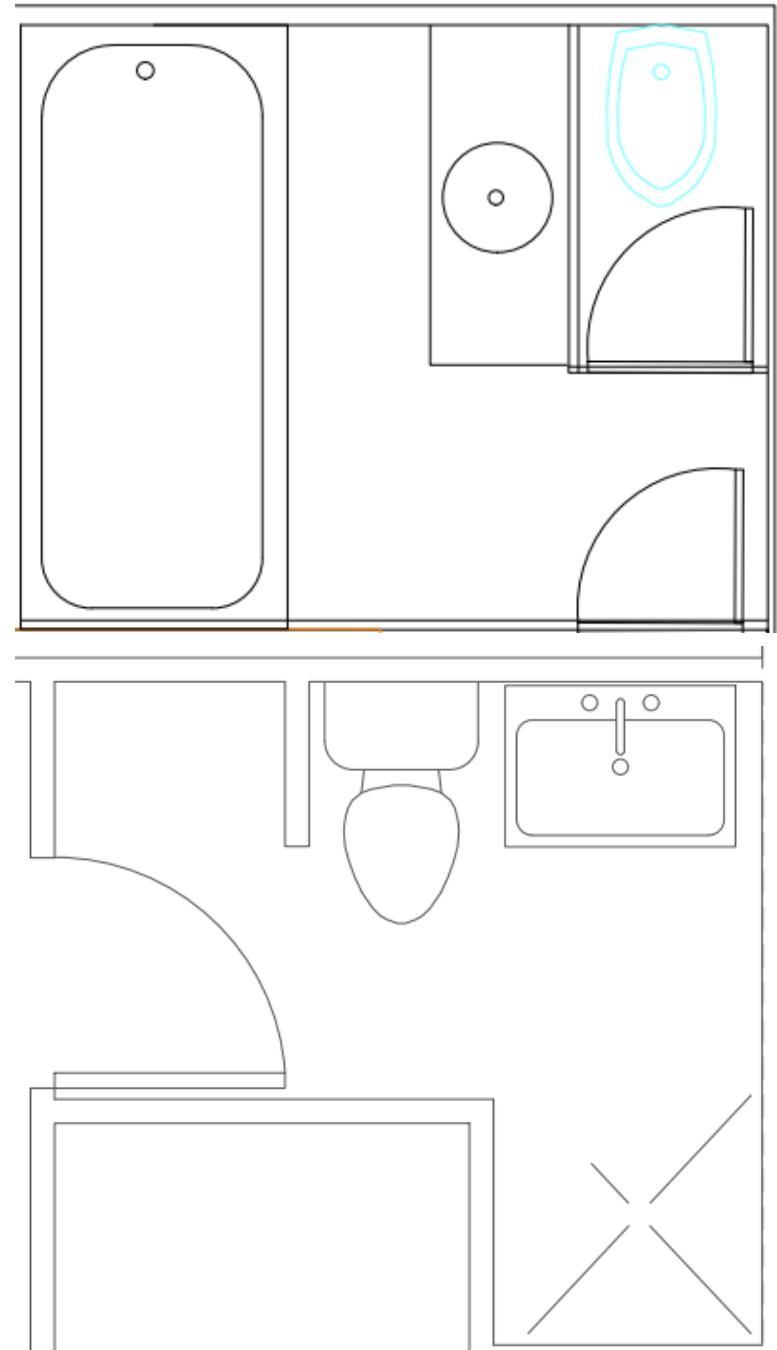
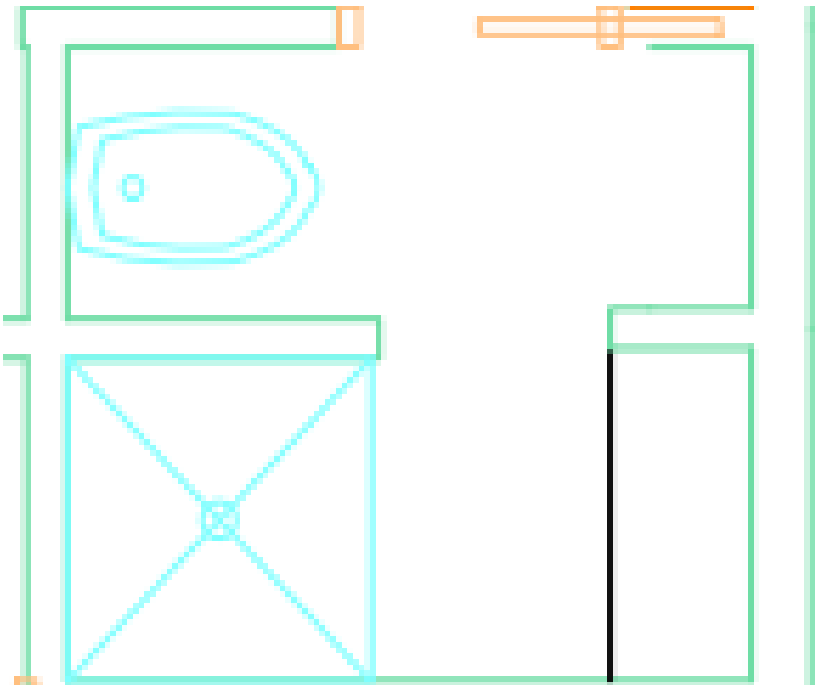
- Codes do not require bedroom closets
- Six feet should be considered the minimum for resale for shelf-&-pole system
 - Minimum depth is 24"
 - 30" keeps clothes from wrinkling
- Walk-in closets
 - Minimum of 6' x 6'
 - Contains shelves, baskets, drawers, etc.



THE SERVICE AREAS

Bathrooms

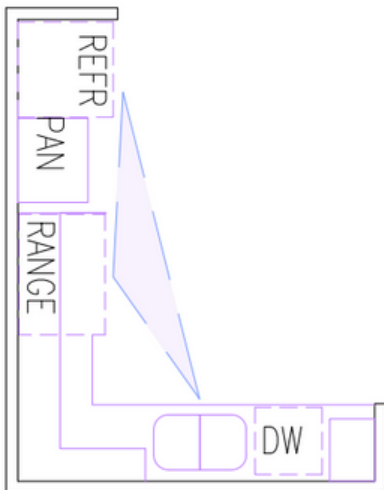
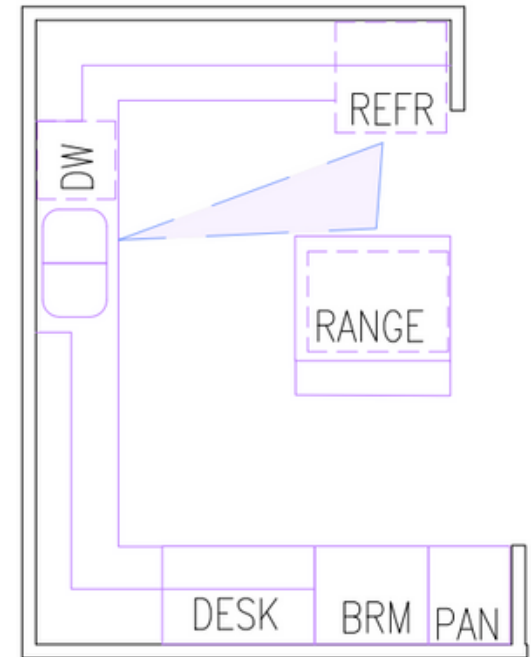
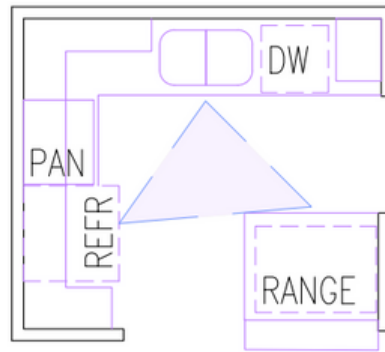
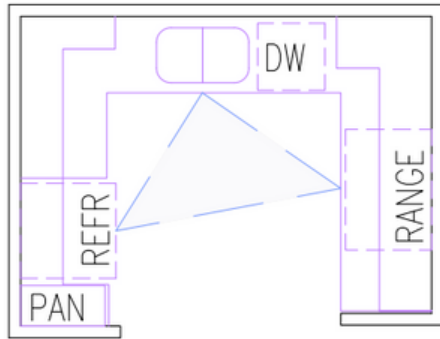
- Reached by short hallway, apart from living areas
- Access should not require passing through living or sleeping areas
- Types:
 - Half-bath
 - Three-quarter bath
 - Full bath and bathroom suite



KITCHEN

- Considerations

- Kitchen work areas
- Work triangle
- Counter arrangements
- Counter and cabinet size
- Appliances



THE SERVICE AREAS

Wine cellar

- For most a cabinet or under-cabinet rack is adequate for wine storage
 - In custom homes, a special room may be requested

Utility room

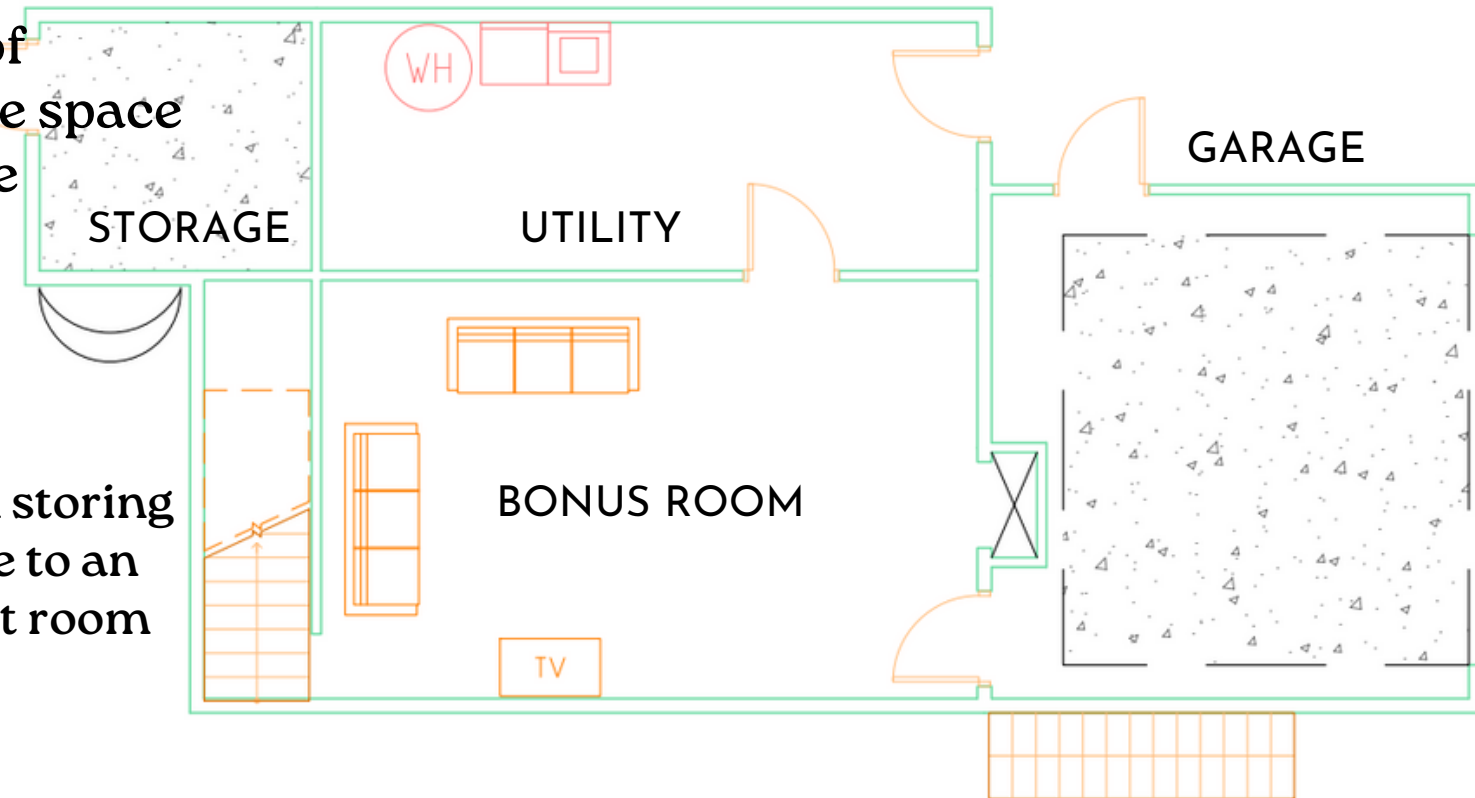
- Space for washing, drying, folding, mending, ironing, and storing clothes

Bonus room

- High-pitched roof homes often have space above that can be converted

Exercise center

- Ranges
 - Spare bedroom storing an exercise bike to an in-house weight room or gym



Garage or carport

- Location depends on site

TRAFFIC PATTERNS

Interior traffic

- Traffic flow is the route that people follow as they move between rooms
 - Interior hallways
 - Traffic between floor levels

Traffic flow between interior and exterior areas

- Well-planned homes expand inside living areas to outside
 - Courtyards
 - Patios and decks
 - Balconies
 - Porches
 - Sunrooms or solarium

