# Room planning

### Sleeping area:

- # bedrooms can make/break selling and living in a house.
- 3 bedroom is most saleable, but with a trend towards home offices 4 is often more desirable.
- Bedrooms may be designed as a split plan which segregates the rooms off from living areas to minimize noise disruptions (either on a wing, or on another floor AND wing.
- Sizes of bedrooms at 100 sq. ft. +
- Arc-fault plugs are necessary to prevent fire
- Large bedrooms are over 175 sq. ft.
- It’s always a good idea when planning a sleeping area to make rough shapes of dressers/beds to make sure shapes fit properly in the area that are free of windows/doors etc…
- When designing for accessibility it’s important to make a 3’ path available to persons in wheelchairs to make the house more saleable.

###

### Closet

- All rooms to be considered to be bedrooms must have a closet. It must have at least 4 linear feet of rod for a male or 6 ft. of linear rod for a woman.
- If a bedroom room has 3 outside walls for some reason, one wall should be taken for closet to minimize breezes.
- Closet doors can be standard, sliding, bifold, pocket or accordion depending on appearance desires and space constraints.

###

### Windows/doors

- Wide short windows (called ribbon) may be desirable if windows are on ground level if privacy is an issue.
- 2 windows are ideal, but breezes should not cross the bed area.
- Doors should swing into the bedroom and typically be located in corners of the room to maximize wallspace.
- Again, doors can be standard, sliding or pocket depending on space considerations.

###

### Kitchen

- plugs mounted in kitchen must be GFCI
- no code for size, but typically no less than 75 sq. ft.with the average creeping higher as kitchens become increasingly centers of guest entertainment and focal points in the house
- account for traffic flow and the 'golden triangle' of kitchen design (stove/sink[counter]/refrigerator)

* Each leg of the triangle should be between 4 and 9 feet
* The total of all three legs should be between 12 and 26 feet
* No obstructions (cabinets, islands, etc.) should intersect a leg of the work triangle
* Household traffic should not flow through the work triangle

###

### Bathrooms

- Often designs for houses will indicate the minimum number of baths needed, but the rule of thumb is that you need at least 1 ½ baths for a 2 story house. (full bath means tub/shower, ½ bath are toilet/sink)
- Splits are considered to need the same as 2 story houses, as are large ranches (often ranches should have 2 full to accommodate the potential large footprint).
- ¾ occur and are shower, toilet, sink
- locating plumbing pathways near to each other minimizes cost.
- Minimum size of bathroom is about 5’x8’ where a large bathroom is >10’10’
- It must have ventilation & GFCI’s by code.

###

### Living Rooms

- It should be a functional part of the home, but at the same time be beautiful and charming.
- Average sized is about 250 sq. ft.
- Natural traffic patterns in the house should not pass through the living room.
- Furnishing and orientations should reflect use (e.g. tv or not)

###

### Windows and doors

- living rooms should be oriented for comfort and energy (e.g. good sun exposure in northern climates, northern exposure in southern climates)
- décor should be used to reflect and complement the existing natural materials and hide flaws or weak aspects to the room.
- If space provides it, separate TV viewing area from living room (2 separate rooms).

###

### Dining Rooms

- plans include open or closed (an area vs. a room)
- temporary screens or partitions may be used if you are looking for a closed feel in an open room.
- Sizes are in the order of 120 sq.ft. For seating for 4 with a buffet. 12'x15' for 6-8 people while 14x18' for more.
- Typical furnishing includes table, chairs, buffet, china closet and some sort of server or cart.
- Outdoor vantage points are considered desirable.
- 32” of space between table and chairs are considered to be optimal for wheelchairs.

### Location and decor

- located near to the family room as well as proximity to the kitchen to allow natural movement.
- Décor and lighting reflect a happy environment. Colour schemes are important.

## Relevant dimensions for designing houses:

Door openings: 30"x80", 34"x80" are wheelchair accessible
Window openings: usually no smaller than 24"

**Kitchen**:

* counter top heights: 36" above ground x 24" depth, 8" toe kick space. Counter depth is 30"
* stove/fridge 24" - 36" depth (24" typical)

**Wall thickness':**

* interior - 2x4 framing which means 3.5 inches. Drywall is about 4" (actually closer to 4 1/8")
* exterior
	+ foundation
		- 8" concrete - footing extends an additional 6" to 8"
	+ ground floor
		- 2x6 or 2x8 framing which means 5.5 inches or 7.5 inches thick
	+ cladding
		- vinyl siding is 3/4" finished
		- brick 1" air space - brick thickness is 2.5"
			* cultured stone varies between 2"-6"
			* stacked stone dry varies between 1"-5"
			* wood - no air space, wood typically 3/4"