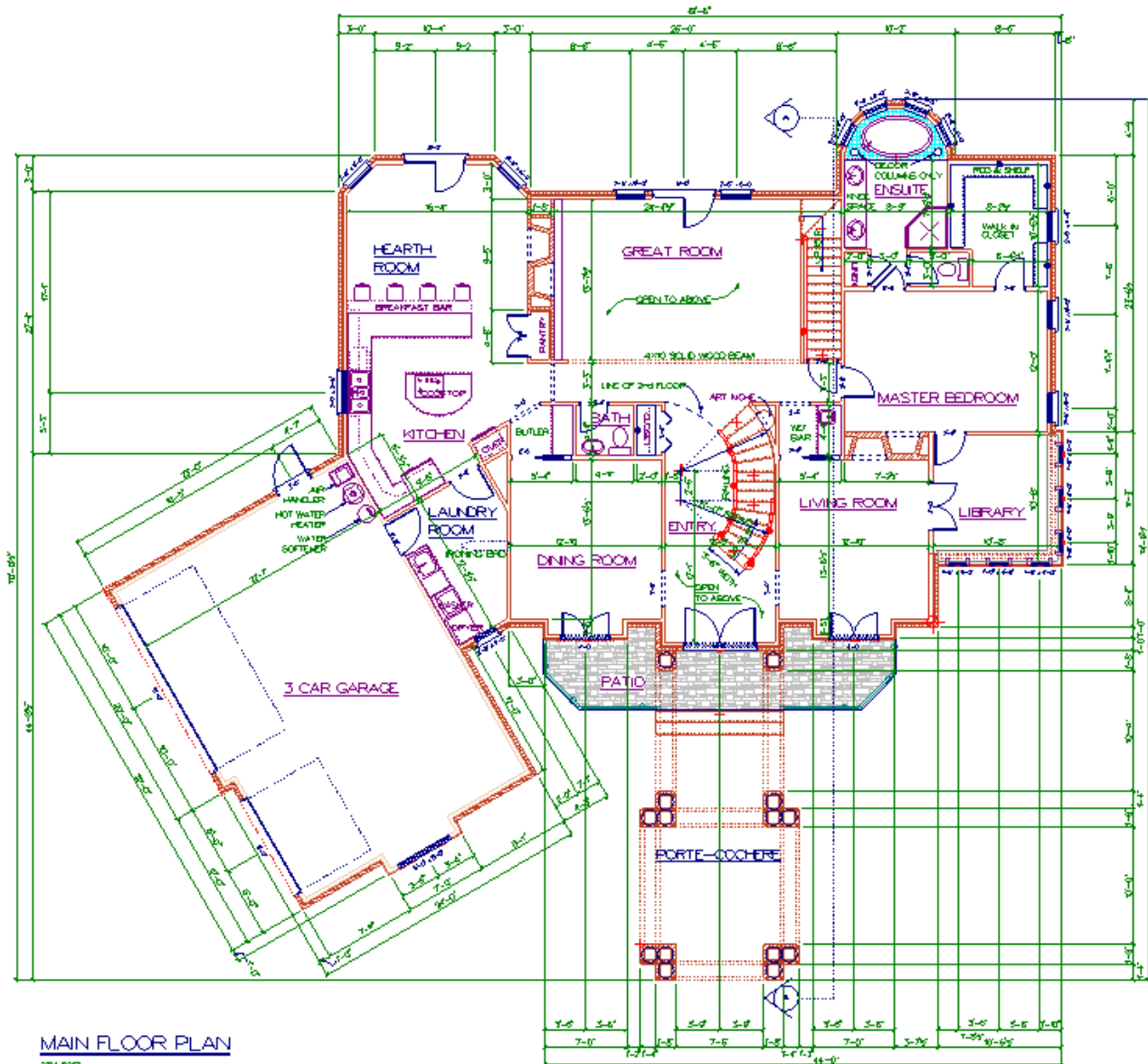


UNIT 3: Floor Plans



UNIT 3: Floor Plans

Competency: 2.03.00

Draw Floor Plans

Objective: 2.03.01

Identify terms and definitions related to single-level residential space planning

Terms and Definitions

1. **Alcove**- a recess or small room adjacent to or opening out of a room; often used as a sitting area, coat room, or a storage area
2. **Apron**- a flat, broad piece of interior window trim underneath the sill; also, the concrete area in front of a garage door opening
3. **Bidet**- a low, basin-like bathroom fixture with running water for personal hygiene
4. **Breezeway**- a covered walkway with open sides between two different parts of a structure
5. **Casing**- decorative trim that covers the space between the jamb and the rough framing
6. **Cavity Wall**- walls built of masonry units arranged to provide a continuous air space 2" to 3" thick
7. **Closed Plan**- rooms are in cubicles with little chance for overflow into other rooms
8. **Compartmentalized**- refers to a toilet that has been partitioned off from other bathroom fixtures
9. **Cutting Plane Lines**- heavy lines used to show where the object is to be sectioned
10. **Deck**- the same as a porch but without a roof; consists of an exterior floor that is supported on at least two sides by adjoining structures
11. **Egress**- a term used in building codes to describe access
12. **Floor plan**- identifies the location and dimensions of exterior and interior walls, windows, doors, major appliances, cabinets, fireplaces, and other fixed features of the house
13. **Half Bath**- bathroom that contains a toilet and lavatory only

14. **Header**- a beam crossing and supporting the ends of joists, studs, or rafters that transfers their weight to parallel joists, studs or rafters particularly for chimneys, stairways or other openings
15. **Jamb**- material forming the top and side pieces for the frame of an opening
16. **Laundry**- provides an area for washing, drying, ironing, folding, storing, and mending clothes
17. **Lavatory**- a bowl or basin with running water for washing or bathing purposes; washbowl
18. **Master Bedroom**- the largest bedroom in the house, often has an adjoining bath
19. **Masonry**- stone, brick, concrete, hollow tile, concrete block, gypsum block or other similar building units or materials or combination of the same, bonded together with mortar to form a wall, pier, buttress, or similar mass
20. **Modular components**- building parts that have been pre-assembled either in a plant or on-site
21. **Mullions**- large horizontal or vertical members that are placed between window units
22. **Muntins**- small vertical and horizontal bars that separate the total glass area into smaller panes
23. **Open Plan**- a floor plan with minimal walls where rooms are not closed off from each other
24. **Patio**- ground level exterior entertaining area that is made of concrete, stone, brick or treated wood
25. **Plumbing Wall**- the walls in a building where plumbing pipes are installed
26. **Porch**- a covered entrance to a structure
27. **Sheathing**- the structural covering, usually wood boards or plywood, used over studs or rafters of a structure
28. **Sill**- the lowest member of the frame of a structure, it rests on the foundation and supports the floor joists or the studs of the wall; designed to drain water away and provide support for the side jambs
29. **Swing**- the opening direction of a door based on the hinge location; right or left handed
30. **Toilet**- a water flushing plumbing fixture designed to receive and discharge human waste

31. **Threshold**- a strip of wood or metal with beveled edges used over the finish floor and sill of exterior doors
32. **Utility Room**- a room that includes space for laundry, dry storage, and a freezer

UNIT 3: Floor Plans

Competency: 2.03.00

Draw Floor Plans

Objective: 2.03.02

Analyze accepted principles of single-view residential space planning

A. Assessing the client's needs

1. A successful design adequately accommodates within a structure the lifestyle and specific needs of the user.
2. Determine specific requirements of the client
 - a. Prepare a list that includes design considerations and necessities
 - 1) Family size and structure
 - 2) Family or individual's interests and activities
 - 3) Budget of project
 - 4) Location of site
 - 5) Number of levels
 - 6) Architecture style
 - 7) Zoning ordinances and covenants

B. Levels

1. One story homes are typically compatible with a limited number of architectural styles and have the potential to be more costly if located on a larger site.
2. One and one-half story homes utilize the attic as a living space through structural elements including a steep roof and dormers projecting from the roof to let in air and light.
3. Two story homes are economical to build because of smaller roof and foundation area.
4. Split-level homes are developed for a sloping lot, and separate sleeping, living, and recreation on different levels.

C. Traffic patterns

1. Are a primary consideration in designing a functional plan

2. Main traffic areas include the halls, stairs, foyers, entrances to rooms, and exterior entrances.
3. Travel should be short and if possible not pass through other rooms.
4. Trace various routes through the house to analyze traffic flow.

D. Halls

- a. Minimum width of 3'0, 3'-4" is preferable
 - b. Plan for the movement of furniture
 - c. Long hallways waste useful space
5. Doors should be planned and located to guide traffic through rooms.
 6. Doors and openings located near a corner of a room usually result in less wasted space. Leave a minimum of 3.5" for casing inside corner to frame.

7. Entrances

- a. Usually include an outside and inside waiting area.
- b. Flooring materials should not be affected by water or dirt.
- c. Minimum of 2 entrances
- d. Main house entrance
 - 1) Should be easily identified
 - 2) Should include a foyer if space permits
 - i. size depends on size of house
 - ii. often omitted in small houses
 - 3) Should be able to view visitors without opening a door
 - 4) Minimum entrance is 3'-0".

D. Room planning

1. Living area

- a. Generally, comprises 1/3 of the house and includes the living room, dining room, foyer, recreation or family room, great rooms, sunroom, home office, den or other gathering spaces
- b. Types of floor plans
 - 1) Closed/Formal plans place rooms in cubicles accessible through doors and openings.
 - Found frequently in traditional style homes

2) Open/Informal plans include partial separations or may combine several spaces (rooms) into one open area.

- i. Area rugs or furniture provide a visual separation
- ii. Floor elevations and ceiling heights may differentiate

c. Living room

1) Size and layout is determined by its purpose

- i. TV room
- ii. Center of activities
- iii. Entertaining guests
- iv. Furniture
- v. Living habits of occupants

2) Limit traffic patterns through living areas

3) Centrally located near an entrance

4) Consider views to outside

5) Dining and entertaining are closely related and should be located in close proximity to each other.

d. Dining room

1) Size and layout is determined by its purpose

- i. Closed/Formal or Open/formal plan
- ii. Presence of smaller eating areas
- iii. Number of guests to be served
- iv. Furniture

2) May be accessible to porch or deck for outside dining

3) Ideally located between the family room and kitchen

3) Allow ample space for serving and movement

2. Sleeping area

a. Includes bedrooms, baths, dressing rooms, and closets.

b. Homes are categorized by the number of bedrooms and baths.

c. Three bedroom homes are most common.

d. Rooms are often grouped together in a quiet, separate wing or level.

e. Master bedroom may be separated from other bedrooms.

f. Bedroom size and layout is related to furniture and function.

1) Minimum size is 70 square feet or 7' in any direction.

- 2) Consider furniture items and size to be used
- 3) Plan for movement of furniture
- 4) Consider planned activities
 - i. Writing
 - ii. Reading
 - iii. Watching TV
 - iv. Hobbies
- g. Typically, bedrooms should be accessible to a hall.
 - 1) Doors should swing into the bedroom.
 - 2) Minimum width of door to bedroom is 2'-8"
 - 3) Door size should allow for furniture movement.
- h. Windows
 - 1) Used for ventilation and light
 - 2) Must be included as a second means of egress.
 - 3) Windows use wall space that could be used for furniture arrangement.
- i. Dressing areas
 - 1) May be an alcove or a separate room
 - 2) May include sinks, make-up counters, mirrors, chairs, closets and other dressing items
 - 3) Often adjacent to the master bath
- j. Bathrooms
 - 1) Includes plumbing fixtures such as the toilet, shower, tub, sink, and bidet
 - i. Lavatories may be wall-hung, pedestal, or countertop.
 - ii. Various sizes and styles of fixtures are available.
 - iii. Allow 15" minimum from center line of water closet to wall or adjacent fixture
 - 2) Plumbing wall for toilet should be constructed of a minimum of 2" x 6" studs (**Partition 5.5"**)
 - 3) May be compartmentalized
 - 4) Bedrooms should be placed close to a bath or have an adjacent bath.
 - 5) The master bedroom usually has an adjacent bath.
 - 6) Bath sizes vary according to space available.

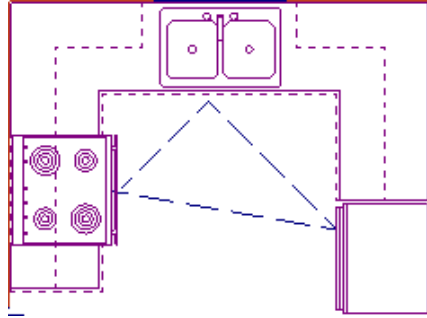
- i. Minimum size for full bath is 5'0" x 8'0"
 - ii. A half-bath contains a lavatory and a toilet
 - iii. Minimum size for half-bath is 3'0" x 7'0"
- 7) Bath furnishings may include built in clothes hampers, shelves for linens, counter space, medicine cabinets, and mirrors.
- 8) Must have natural ventilation and or fan to remove moisture
- 9) Grouping baths increases efficiency by allowing for centralized plumbing.
- 10) Modifications are required for special medical/disabled clients. One accessible bathroom on the first floor is required. This bathroom must have a 32" swing door or 30" pocket door to be designated accessible.
- 11) Linen closets should be minimum of 18" deep.

3. Service area

a. Kitchen

- 1) Purpose is food preparation but may include dining, laundry, and storage
- 2) Kitchen is made up of three work centers:
 - i. Food storage and preparation (refrigerator, cabinets, pantry, countertops)
 - ii. Cooking (range, oven, microwave, countertops)
 - iii. Clean-up (sink, dishwasher, countertops)
- 3) Work triangle measures efficiency
 - i. A line from the center front of each work center makes up the work triangle.
 - ii. The sum of all sides of the work triangle should not exceed 22'.
 - iii. When possible, traffic lanes should not impede the work triangle.

An example of a work triangle:



4) Countertops and cabinets must be sufficient to allow for kitchen operation and storage.

- i. Draw base cabinets 24" deep and wall cabinets 12" deep.
- ii. Draw wall cabinets as dashed lines (cabinet function, auto cabinet)

5) Kitchen styles

- i. Straight line
 - Used in smaller spaces such as cottages or apartments
 - Provides a limited amount of cabinets

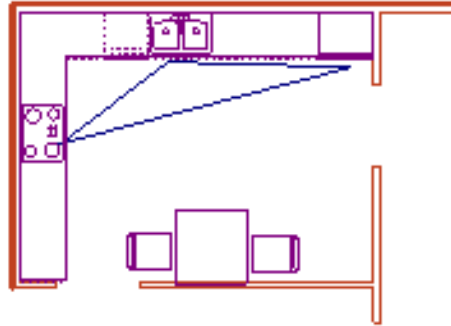
An example of a straight line configuration:



ii. L-shape

- Not used for large kitchens where walls may become too long
- Creates an efficient workspace and is more attractive than straight line

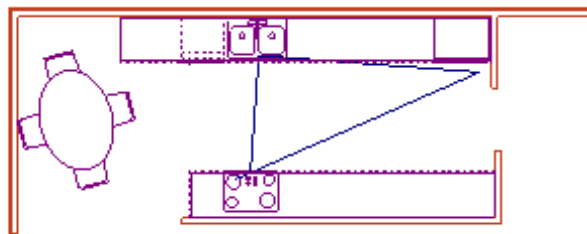
An example of a L-shape configuration:



iii. Corridor/Galley

- Small to medium sized kitchens
- Efficient arrangement for long, narrow spaces
- Not recommended if traffic is heavy through the kitchen
- Need at least 4' between cabinets for movement

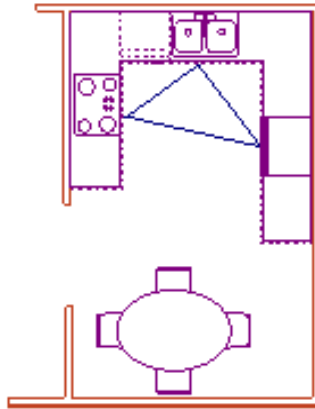
An example of a corridor configuration:



iv. U-shape

- High efficiency
- Medium sized kitchens
- Approximately 6' between legs of "U"

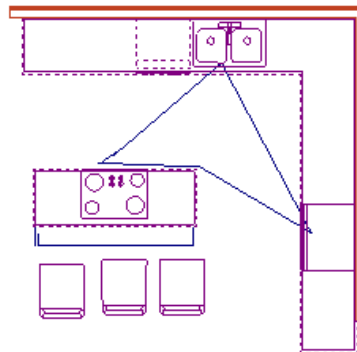
An example of a U shape configuration:



v. Island

- Island can be used to house the sink, cooking center, or food preparation area or serve as a snack bar.
- Allow 42" on all sides

An example of an island configuration:



6) Kitchen eating areas (Family kitchen)

- i. Open/Informal plan
- ii. May include table/chairs or an eating counter

b. Laundry

1) Size and location varies with function

- i. Washing drying, ironing, mending clothes
- ii. May be placed close to kitchen and other work areas of nearby bedrooms

2) Efficient design has arrangement of appliances/fixtures following order of operations.

- i. Receiving and preparing requires hamper/bins.
- ii. Washing requires sink, washer, and detergents.
- iii. Drying requires dryer and/or drying line.
- iv. Folding and ironing requires board, countertop, and racks

c. Garage or Carport

1) Size depends on the number of cars to be housed and other purposes it will be used for

- i. Single car space is recommended to be from 11'x19' to 16'x25' depending on the car and access space
- ii. Double car space is recommended to be from 20'x20' to 25'x25'
- iii. Space may be increased if garage is to be used for storage or a workshop

2) Maybe attached to the house or a separate structure

- i. Style should match the house
- ii. Maybe connected by a breezeway

3) A carport is like a garage except one or more walls are removed and no doors are provided.

- i. Less expensive to build than a garage
- ii. Does not provide as much protection as a garage
- iii. Better suited to mild climates

4) Garage doors vary in style, construction, and size.

5) Garage floors are most often constructed with concrete.

- i. Slope toward doors or built in drain
- ii. 4" thick with vapor barrier and reinforcement
- iii. Apron connects floor to paved driveways

6) Driveways

- i. May include a turnaround to avoid having to back into the street
- ii. Desirable widths are 10' for a single car of 18' for a double car garage

iii. Turning radii of 15' should be provided where the driveway connects to the street.

iv. Driveway layout may vary due to size and position of house as related to the lot.

4. Outside living areas (porches, patios, decks)

a. Patios are located at ground level and are generally constructed of concrete.

b. Porches and decks are structurally connected to the house and are raised above grade

1) Porches are built of various materials.

2) Decks are constructed of pressure treated lumber as well as composite and recycled materials.