AREA PLANNING

A residential structure may be divided into three basic areas: the Sleeping Area, the Living Area, and the Service Area. These three basic areas are generally divided into rooms, which provide privacy and help separate and contain various activities.

Sleeping Area
Generally, about 1/3 of the house is dedicated to the sleeping area, which includes bedrooms, bath, dressing rooms, and nurseries. Normally, the sleeping area is in a quiet part of the house.

Bedrooms
Bedrooms are so important, that most houses are categorized by their number of bedrooms; “one-bedroom”, “two-bedroom”, etc… and directly related to furniture size and arrangement.

Considerations
1. Group bedrooms together, for solitude and privacy
2. Split the bedrooms, providing privacy for the master bedroom from the others
3. Each bedroom should have its own access to a hall
4. Each bedroom should be placed close to a bathroom
5. The size of bedrooms
   a. minimum, 100 sq. ft.
   b. average, 125-175 sq. ft.
   c. large, over 175 sq. ft.
6. Have its own closet
   a. the FHA (Federal Housing Administration) recommends a minimum of 4 linear feet of closet rod space for a man and six feet for a woman
   b. minimum depth for a closet is 2ft. (30” is desired)
   c. located along interior walls & the entrance
   d. ample access: sliding doors, bi-fold doors, accordion doors, or flush
      i. The usual height of a door is 6’8”
a. good lighting
7. Have windows on two walls
8. At least, one access door
   a. standard size is 6’8” high and 2’6” wide
   b. door should swing inside the room

**Bathrooms**
Modern homes today have very larger, more pleasant functional baths. Today’s homes also have more numbers of baths.

**Considerations**
1. Located near the bedrooms and living areas
2. The design of the house will often determine the number of baths
3. The size of bathrooms
   a. minimum, 5’x 8’
   b. large, 10’x 10’ – 10’x 12’ or larger
4. Contain 3 primary fixtures
   a. Lavatory
      i. Lavatory or water closet should not be located under a window
      ii. Mirror should be placed above sink and arranged so its well light and away from tub or shower
   b. water closet
      i. Water closets should be placed so that they are not visible from another room when the bathroom door is open
   c. tub or shower
      i. Common size bathtub is 30”x 60” and it is common to have a shower installed above the tub
      ii. Common size shower is 30”x 30” – 36”x 48”
5. Must have ventilation. This can be provided by windows or an exhaust fan
6. Windows should be placed such that a draft is not produced over the tub and maximum privacy is secured.
7. **Electrical switches should be placed so that they cannot be reached from the tub!**
8. Ground Fault Circuit Interrupter (GFCI) receptacles should be used.
9. The door should swing inside of the room and not interfere with any fixture
10. Flooring materials that become slick when wet should not be used
Works Cited