

AREA PLANNING

Living Area

The living area is the part of the house that most friends and guests see. This is the area that usually becomes the showplace. This area is roughly 1/3 of the house and serves a variety of functions. It is the location for family get-togethers, dining, recreation, entertaining, and just relaxing.

The living area is composed of a number of rooms. They include the living room, dining room, foyer, recreation or family room and special-purpose rooms such as a sunroom or home office.

Living Rooms

- For many families, the living room is the center for most activities. It may serve as a playroom, TV room, or conversation place.

Considerations

1. Ask yourself these questions:
 - a. What furniture is planned for this particular room?
 - b. How often will the room be used?
 - c. How many people are expected to use the room at any one time?
 - d. How many functions are combined in this one room? (Is it a multipurpose room?)
 - e. Is the living room size in proportion with the remainder of the house?
2. The size of living rooms
 - a. Small size, minimum of 150sq.ft.
 - b. Average size, 250sq.ft.
 - c. Large size, 400sq.ft. and over
3. Location should not be such that a natural traffic pattern will be established through it to other parts of the house
4. Should be placed on the ground floor
5. The use of large windows is common because it creates a feeling of spaciousness
6. The design / style, should follow the exterior design / style

Dining Room

- Most modern homes today have a dining room. Its main function is to provide a special place for eating.

Considerations

1. Room size depends on the number of people who will use the facility, furniture and clearance for traffic.
 - a. Small room, 120sq.ft
 - b. Medium room, 12'x 15'
 - c. Large room, 14'x 18'
2. Typical dining room furniture includes the table, chairs, buffet, china closet, and server or cart
3. An ideal location places the dining room between the living room and kitchen.
4. When designing the room, you must determine if you want an open or closed plan
 - a. An open plan enhances the rooms function and efficiency
5. Controlled lighting is desirable because it controls the mood of the room

Entryway & Foyer

- Every house has at least one entryway, but not all have a foyer. A well-planned house will have both. There are 3 basic types of entryways: main entry, service entry and special-purpose entry.

Considerations

Entryway-Main entry

1. Should be centrally located to provide easy access to various parts of the house
2. May open into a foyer
3. Able to view guests without opening door
4. Provide protection from weather
5. Doors are normally 3' wide, 1-3/4" thick, and 6'8" in height
 - a. Made of wood, metal & fiberglass

Entryway-Service entry

1. Usually connected to the kitchen
2. Often, a mud room or utility room is placed between itself and the kitchen

Entryway-Special Purpose

1. Provide access to patios, decks and terraces
2. Sliding doors are often used

Foyer

Functions as a place to greet guests and remove overcoats and overshoes

1. Floor must be made of a material that is not affected by water or dirt
2. Must have a coat closet
 - a. Minimum size of 2'x 3', inside dimensions
3. Good lighting
4. Size of Foyer will be determined by:
 - a. Size of the house
 - b. Cost of the house
 - c. Location
 - d. Personal preference
 - e. Minimum size is 6'x 6'
 - f. Average size is 8'x 10'



Family Recreation Room

- A place where a family can play or pursue hobbies.

Considerations

1. Located in an area of the house, which will not be affected by noise and commotion
2. Common size is 12'x 20'
3. Furniture selection is very important
4. Décor should suit a variety of activities

Special-Purpose Rooms

- These rooms consist of a home office, sunroom, etc...

Decks, Patios, Porches & Court Yards

- The use of patios, porches and courts effectively enlarges the area and function of a house.

Considerations

Patios

1. Used for relaxing, playing, entertaining
2. Usually near the house but not connected
3. Located at ground level
4. Size of the patio should be proportionate to the size of the house
 - a. 10'x 14' considered small
 - b. 20'x 30' is considered large
5. Consideration should be give to the orientation of the sun, wind and view



Porches

1. Raised above the ground and attached to house
2. Porches are usually covered
3. Porches that are uncovered are called decks



Works Cited

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