

d7.1 ADDING ALL THE HOME FUNCTIONS INTO THE DESIGN

d7.2 UTILITY FUNCTIONS+SPACES

d7.3 KITCHEN, EATING, LIVING SPACES

d7.4 BEDROOM, CLOSET, BATH SPACES

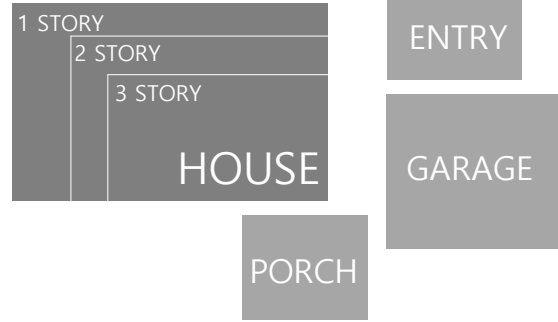
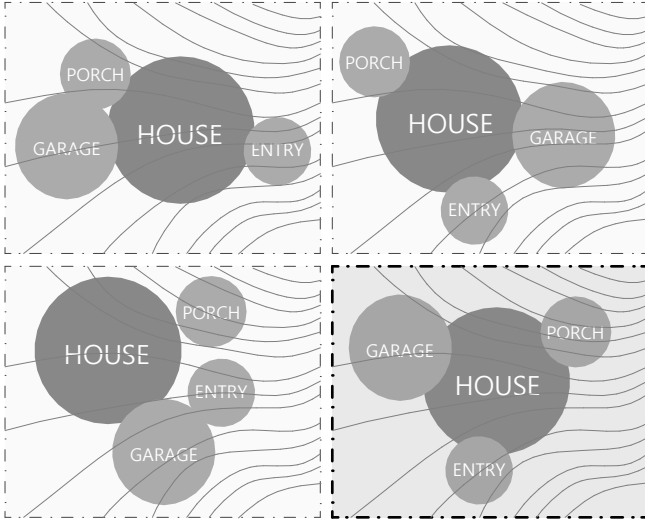
d7.5 OTHER SPACES

PLANNING_relationships d7.1

ADDING ALL THE HOME FUNCTIONS INTO THE DESIGN

SITE BASED COMPONENT ARRANGEMENTS: d1 thru d4

*GETTING THE FEEL FOR THE BETTER PLACEMENT OF PRIMARY FUNCTIONS ON THE LOT BASED ON THE MANY SITE CONDITIONS.

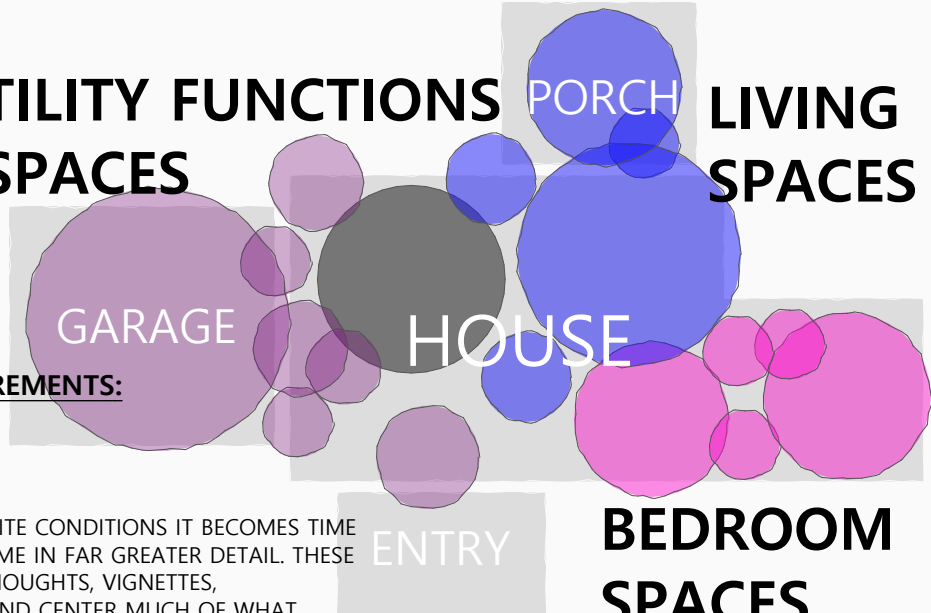


COMPONENT CONSOLIDATION AND SCALE: d5+d6

*TRANSLATING THOSE BASIC FUNCTIONS INTO BUILDING BLOCKS WITH APPROXIMATE SIZE (IN SCALE WITH THE SITE PLAN) IS NEEDED TO MAKE SURE SITE PLACEMENT THOUGHTS ARE REALISTIC. THIS PROCESS REQUIRES A CONTINUAL BACK AND FORTH FROM COMPONENTS AND FOOTPRINT-TO-SITE DESIGN-. CONSTANT REFINEMENT.

UTILITY FUNCTIONS + SPACES

LIVING SPACES

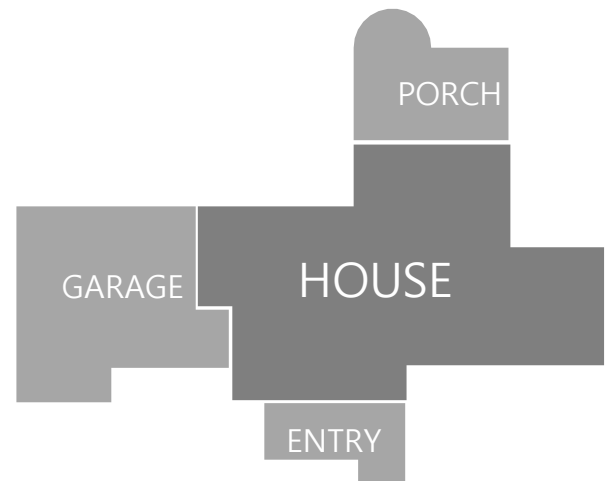
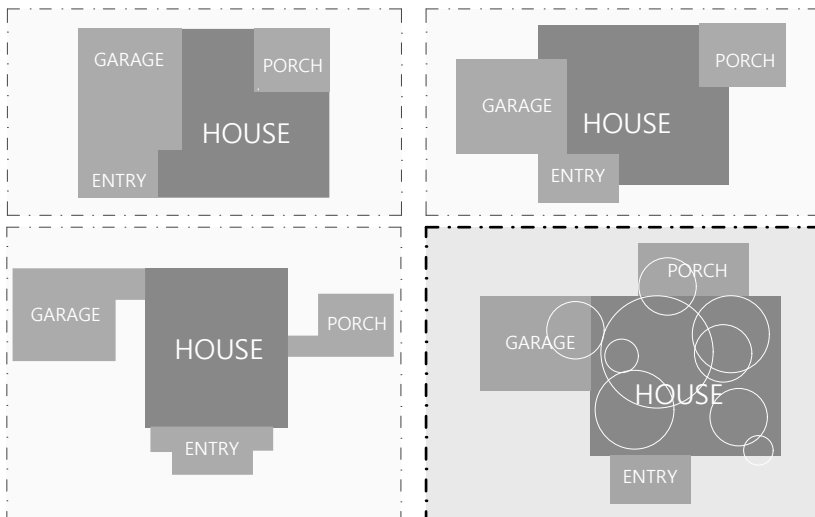


EXPANDING DESIGN REQUIREMENTS:

- *d7_RELATIONSHIPS
- *d8_UTILITY FUNCTIONS+SPACES
- *d9_LIVING SPACES
- *d10_BEDROOM SPACES
- *HAVING GOTTEN FAMILIAR WITH SITE CONDITIONS IT BECOMES TIME TO EXAMINE THE FUNCTIONING HOME IN FAR GREATER DETAIL. THESE NEXT CHAPTERS TRY TO PRESENT THOUGHTS, VIGNETTES, DIMENSIONS, ETC TO KEEP FRONT AND CENTER MUCH OF WHAT NEEDS TO BE CONSIDERED.

RE-EXAMINING COMPONENT CONFIGURATIONS:

*ONCE UNDERSTANDING ALL THE FUNCTIONS, SPACES,+RELATIONSHIPS THE BASIC COMPONENTS CAN BE RE-EXAMINED AND VALUED.



PUTTING COMPONENTS INTO REAL DESIGN SHAPE:

*IDEA_SYMBOLICALLY REPRESENTING A FOOTPRINT GEOMETRY THAT CONTAINS ALL SPACES IN AN EFFECTIVE RELATIONSHIP.

MANY FUNCTIONS IN THE 'UTILITY CORE'-GENERAL COMMENTS

***THE PARKING** _WHETHER PARKING IS ACCOMODATING 1 OR MANY SPACES, AND WHETHER IT IS OPEN OR UNDER ROOF, THE ACCESS FROM PARKING TO ENTRY/MUD RM TO KITCHEN WANTS TO BE AS SMOOTH AND DIRECT AS POSSIBLE. UNDER ROOF/OUT OF THE WEATHER, AND AS FEW STEPS (AND STAIR STEPS) AS POSSIBLE ARE HELPFUL. REMEMBER THIS DAILY ROUTE FREQUENTLY HAS ONE WITH 'HANDS FULL'.

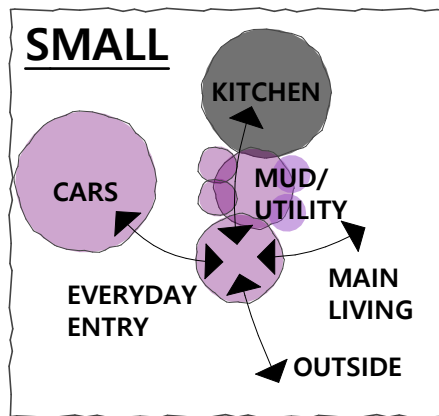
***1 OR 2 ENTRIES**_THERE IS A PRACTICAL FUNCTION TO THE ENTRY INVOLVING MUD, COATS, BOOTS, KNAPSACKS, GROCERIES, IN AND OUT, IN AND OUT. THERE IS ALSO A 'GOOD FEELING' FUNCTION TO THE ENTRY THAT SAYS WELCOME. SMALLER HOMES MAY BE RESTRICTED TO ONE ENTRY THAT MUST ACCOMPLISH BOTH THESE TASKS. A LARGER HOME MAY PERMIT 2 ENTRANCES WHEREIN THESE TASKS CAN BE MOSTLY SEPARATED.

***MUD RM**_THE EVERYDAY ARRIVAL PLACE INSIDE. A DUMPING GROUND FOR COATS, BOOTS, KEYS, MAIL, KNAPSACKS, FOR KIDS AND ADULTS. CLOSET, BENCH, HOOKS, CUBBIES, DUMP COUNTER ARE ALL TOOLS TO ADDRESS THAT SITUATION.

***UTILITY**_ANOTHER TERM THAT HAS 'CATCH-ALL' CONNOTATIONS. THIS FUNCTION MAY INCLUDE BROOM/MOP/VACUUM STORAGE, TRASH/RECYCLING TRANSFER POINT, AND MAY INCLUDE SOME OR ALL **MEP** REQUIREMENTS. THIS COULD BE A CLOSET OR A FAIRLY SUBSTANTIAL ROOM. A GOOD DESIGN NEEDS TO BE VERY DETAILED+SPECIFIC, BECAUSE IT IS MANAGING SPECIFIC STORAGE NEEDS AND CRITICAL EQUIPMENT.

***LAUNDRY**_THE TRADITIONAL LOCATION FOR A LAUNDRY HAS BEEN NEAR THE KITCHEN. THAT LOGIC IS BASED ON (MORE) TIME BEING SPENT IN THE KITCHEN HAVING THE WASHER/DRYER MORE CONVENIENT. ANOTHER VIABLE LOCATION TO CONSIDER IS THE BEDROOM AREA WHERE MORE/MOST OF THE LAUNDRY IS GENERATED.

***PANTRY**_THE PANTRY FUNCTION IS STORAGE FOR PRODUCT (FOOD AND OTHERWISE) SERVING THE KITCHEN. DIRECT KITCHEN ACCESS IS BEST. A PANTRY CABINET, IN-LINE CLOSET, OR WALK-IN CLOSET ARE OPTIONS.



TAKE NOTE: THESE 'MIGHT INCLUDE' NOTES ARE JUST GENERAL OBSERVATIONS BUT CERTAINLY NOT RULES. DESIGNS SHOULD EVOLVE FROM ONE'S PERSONAL NEEDS AND WISHES.

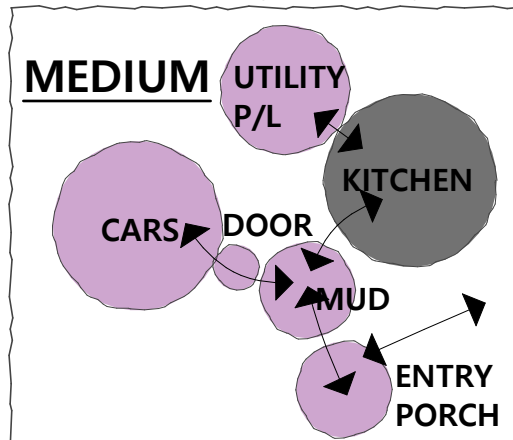
A SMALLER HOME MIGHT INCLUDE:

***PARKING**_THE SMALLER HOME MAY NOT HAVE A GARAGE, YET A PARKING AREA STILL WANTS TO FACILITATE EASY ACCESS TO THE EVERYDAY ENTRY DOOR.

***1 ENTRY_1** EXTERIOR COVERED ENTRY LOCATED TO SERVICE BOTH PRACTICAL AND 'WELCOME' FUNCTIONS. A LITTLE TRICKY TO PULL OFF.

***MUD/UTIL/LAUND/PANTRY**_THERE ARE NO REAL LAYOUT RULES WHEN TRYING TO MANAGE THESE FUNCTIONS IN THE SMALL HOME. IT MAY BE REASONABLE TO HOUSE EVERYTHING IN ONE SPACE, OR MAKE THEM AVAILABLE OFF ONE ACCESS HALL, OR THEY NEED TO BE DISTRIBUTED WHERE SPACE CAN BE SQUEEZED OUT. ALCOVES, BUILT-INS, CLOSETS ARE THE TOOLS TO HELP TUCK THINGS AWAY.

***KITCHEN**_INCLUDED WITH LIVING SPACE (d7.3).



A MODEST HOME MIGHT INCLUDE:

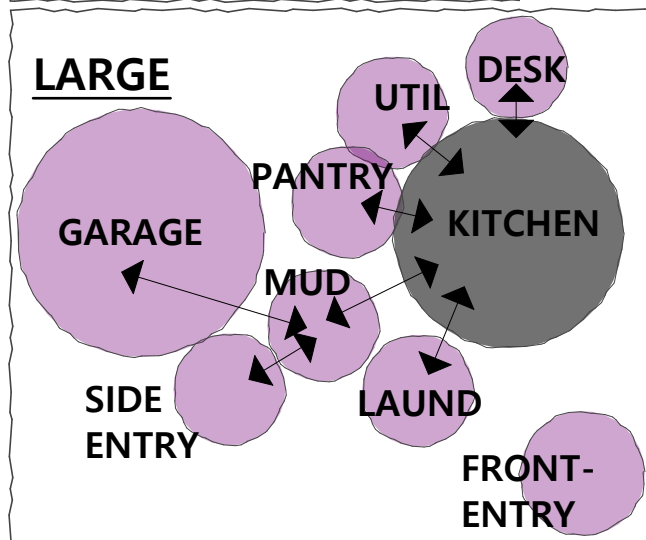
***GARAGE/CARPORT**_COVERED PARKING AREA SERVICING 2 VEHICLES.

***1 OR 2 ENTRANCES**_THE ENTRY COUNT IS CONTINGENT ON HOW THE GARAGE INTEGRATES WITH THE HOUSE. ONE OPTION IS TO CREATE A CONNECTION SPACE BETWEEN HOUSE AND GARAGE (A KIND OF BREEZEWAY) WHICH IS THE PRIME ENTRY, HAS ALL MUD RM FUNCTIONS AND DIRECTLY ACCESSES HOUSE AND GARAGE. WITHOUT SUCH A CONNECTOR A FRONT ENTRY FUNCTION IS REQUIRED WITH A SEPARATE CONNECTOR ENTRY FROM HOUSE TO GARAGE.

***MUD**_WOULD BE ITS OWN SPACE- BENCH/BOOTS/HOOKS/CLOSET

***UTIL/LAUND/PANTRY**_SPACE & CONSTRUCTION COMPLICATION IS SAVED INCORPORATING UTILITY REQUIREMENTS, LAUNDRY AND PANTRY. JUST 1 DOOR IS REQUIRED MAKING THE PLANNING A BIT SIMPLER. ONE DOWNSIDE MIGHT BE A LESS CONVENIENT KITCHEN TO PANTRY ACCESS.

***KITCHEN**_INCLUDED WITH LIVING SPACE (d7.3).



A LARGER HOME MIGHT INCLUDE:

***GARAGE**_YES AND LIKELY 3 BAYS PREFERABLY WITH ACCESS TO THE HOUSE DIRECTLY FROM THE GARAGE. GUEST/OVERFLOW PARKING FOR 1 OR 2.

***2 ENTRANCE SYSTEM**_A FRONT/FORMAL/GUEST ENTRY IS COMMON IN THE LARGER HOME. ALSO TO BE CONSIDERED IS A SIDE/FAMILY/FRIENDS ENTRY THAT IS THE EVERYDAY DOOR AND DOES DUMP DIRECTLY INTO A MUD RM FUNCTION. THIS IS DISTINCT FROM THE DIRECT GARAGE ACCESS DOOR.

***MUD**_BENCH, HOOKS, CUBBIES, AND A CLOSET

***UTILITY**_BIGGER IN-LINE OR SMALL ROOM CLOSET FUNCTION WITH BROOM/MOP/VACUUM/RECYCLING/CLEANING SUPPLIES.

***PANTRY**_WALK IN CLOSET WITH SHELVING

***LAUND**_FULL ROOM WITH SOME COUNTER USEFUL TO LOADING & UNLOADING WASHER+DRYER. WALL CABINETS ARE ALWAYS HELPFUL. SINK AN OPTION. WINDOW AN OPTION. IRONING ALLOWANCE AN OPTION. HANGING SPACE AN OPTION.

***DESK**_COMPUTER/HOME OFFICE FUCTION IN A SMALL ROOM OR DEFINED ALCOVE.

***KITCHEN**_INCLUDED WITH LIVING SPACE (d7.3).

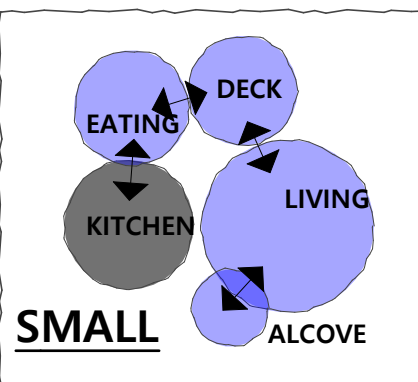
LIVING SPACES-GENERAL COMMENTS

***THE KITCHEN**_THE KITCHEN IS BOTH UTILITARIAN SPACE AND A LIVING SPACE. IT IS INCLUDED AS LIVING SPACE THIS GUIDE SIMPLY BECAUSE IT OFTEN SHARES THE SAME PHYSICAL SPACE WITH EATING AND THE LIVING SPACES. THE KITCHEN OFTEN (NOT ALWAYS) IS THE COMMAND CENTER IN A HOME DESIGN, AND AS SUCH MAY WANT TO ENJOY BOTH PHYSICAL AND VISUAL CONTACT WITH EVERYTHING IT CAN.

***THE EATING FUNCTION**_THREE POTENTIAL EATING SPACES ARE THE KITCHEN BAR, THE EVERYDAY TABLE, AND THE (FORMAL) DINING RM. THE SMALLER HOME MAY UTILIZE ONLY ONE. THE MODERATE HOME MAY INCORPORATE A CONVERSATIONAL, OR KIDS, KITCHEN BAR AND AN EVERYDAY TABLE. THE LARGER HOME MAY INCLUDE ALL THREE. IN ALL CASES, SIZES AND SHAPES WILL BE EFFECTED BY THE SEATING COUNT DESIRED. THE SMALL TO MODEST SIZE DESIGNS THIS PROJECT ARE SYMPATHETIC TO THE EVERYDAY TABLE.

***THE INSIDE LIVING FUNCTION**_WHATEVER IT IS LABELLED (LIVING RM, FAMILY RM, GREAT RM) THIS SPACE IS THE PRIMARY PLACE FOR GATHERING, RELAXING, MEDIA ACTIVITIES AND POSSIBLY THE FIREPLACE. TODAYS HOME ALMOST ALWAYS HAS THIS SPACE OPEN TO THE KITCHEN AND THE APPROPRIATE EATING AREA. THE THREE FUNCTIONS MAY SHARE ONE OPEN SPACE, OR THEY MAY HAVE THEIR OWN ARCHITECTURAL IDENTITY WITHIN ONE NOT QUITE SO OPEN SPACE. THE LIVING SPACE HAS THREE POTENTIAL ORIENTATIONS. TOWARD THE KITCHEN (CONVERSATION), TOWARD THE EXTERIOR WINDOWS (VIEW), TOWARD THE FIREPLACE/TV LOCATION. THE SEATING CANNOT BE ORIENTED TO ALL THREE. RECOGNIZING AND PRIORITIZING THIS CHOICE IS A BIG DEAL IN EVALUATING PLANS. SEE (d9) FOR SOME LIVING SPACE SEATING ARRANGEMENTS.

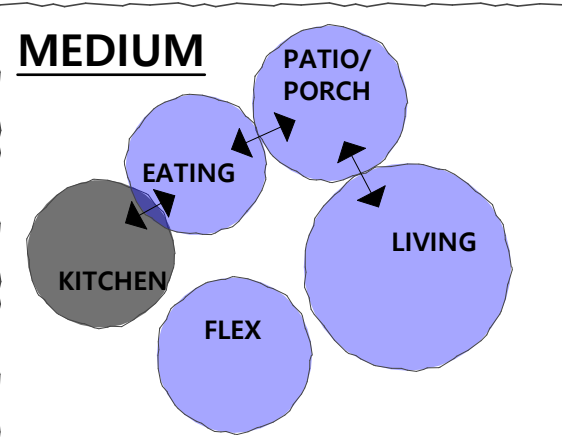
***THE OUTSIDE LIVING FUNCTION**_HOWEVER IT IS LABELLED (DECK, PATIO, TERRACE, PORCH, COVERED PORCH, SCREENED PORCH, ALL SEASON PORCH), THERE MAY BE AN EATING FUNCTION, AND OR A SEATING AREA, AND POSSIBLY A FIREPLACE/TV FUNCTION. BEING UNDER ROOF OR NOT BECOMES A VERY BIG SPACE PLANNING ISSUE. UNDER ROOF SPACES ARE TYPICALLY MORE USED, BUT REQUIRE EXTRA DESIGN CARE TO PREVENT THE SPACE ITSELF FROM BLOCKING VIEWS FROM INSIDE THE HOUSE WHILE REMAINING EASILY ACCESSIBLE FROM INSIDE. BY COMPARISON A SMALL DECK (WITHOUT ROOF) WITH A COUPLE OF CHAIRS CAN BE INCORPORATED ALMOST ANYWHERE.



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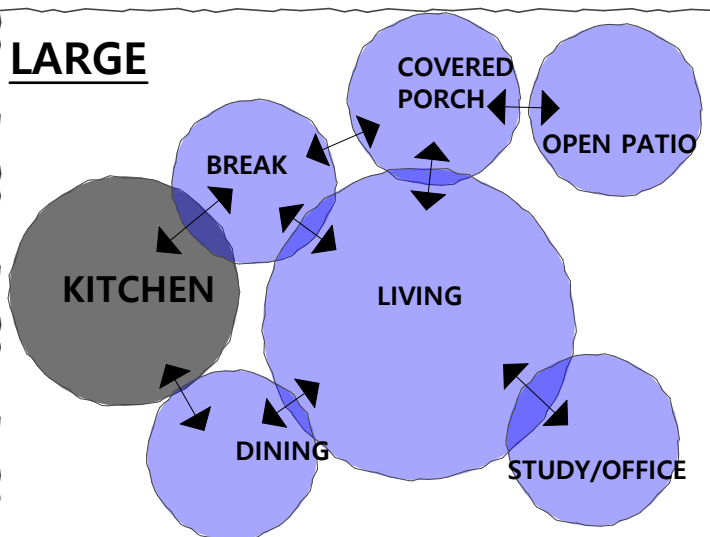
A SMALLER HOME MIGHT INCLUDE:

- *KITCHEN**_THE SMALLER HOME DEMANDS AN EFFICIENT/TIDY KITCHEN SPACE. ACCOMODATING BIG APPLIANCES AND WINDOW SPACE IS DIFFICULT.
- *EATING AREA**_OPEN TO THE KITCHEN AND LIVING SPACE. TABLE FOR 4, MAYBE EXPANDABLE TO FIT 6.
- *MULTI PURPOSE LIVING**_A SINGLE SPACE WITH A LOT OF REQUIREMENTS-
- *ALCOVE**_AN OPTIONAL ALCOVE IS MOST WELCOME AND COULD MANAGE 1 OF THE LIVING SPACE REQUIREMENTS- TAKES THE BURDEN OFF THE LIVING SPACE TRYING TO DO IT ALL.
- *DECK OR PATIO**_SMALLER HOMES WOULD LIKELY BE SET CLOSE/PRETTY CLOSE TO GRADE AS THEIR FOOTPRINT JUST DOESN'T SPREAD OUT ENOUGH TO EXPERIENCE A BIG TOP ELEVATION CHANGE. A PATIO ON GRADE OR DECK SPACE CLOSE TO GRADE ARE ECONOMICAL AND GENERALLY LOW MAINTENANCE SOLUTIONS TO OUTSIDE LIVING.



A MODEST HOME MIGHT INCLUDE:

- *KITCHEN**_THE SMALLER HOME MAY NOT HAVE A GARAGE, YET A PARKING AREA STILL WANTS TO FACILITATE EASY ACCESS TO ENTRY DOOR
- *EATING AREA**_BREAKFAST BAR W STOOLS AND A NEARBY EVERYDAY TABLE FOR 6 TO 8. EXPANDING THIS SPACE TO ACCOMODATE MORE CHAIRS IS MORE SPACE AND COST EFFECTIVE THAN TRYING TO ADD A DEDICATED FORMAL DINING SPACE.
- *INTERIOR LIVING**_A SPACE AND A HALF IS WARRANTED- MEANING A GATHERING/LIVING SPACE OPEN TO EATING AND KITCHEN, WITH FIREPLACE AND SOME WINDOWS. A NEARBY ALCOVE OR FLEX SPACE IS IMPORTANT FOR THAT GET AWAY FUNCTION THAT WANTS JUST A BIT MORE PRIVACY.
- *EXTERIOR COVERED LIVING**_A COVERED SPACE IS IMPORTANT WITH SPACE FOR EATING TABLE AND A SEATING ARRANGEMENT. OFTEN A GRIL AREA IS CREATED ON THE GROUND PLANE.



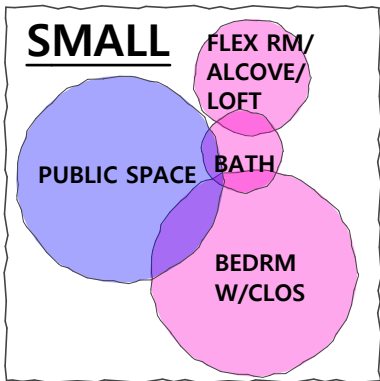
A LARGER HOME MIGHT INCLUDE:

- *KITCHEN**_THE SMALLER HOME MAY NOT HAVE A GARAGE, YET A PARKING AREA STILL WANTS TO FACILITATE EASY ACCESS TO ENTRY DOOR
- *EATING AREAS**_EATING AREAS WOULD WANT TO (ALWAYS) BE IN PRACTICAL RANGE OF THE KITCHEN, AND WANT TO SHARE THE SPACE CREATED FOR THE LIVING AREA. IF SO DESIGNED
- *2 LIVING FUNCTIONS**_A SINGLE ACCESS SPACE MIGHT BE WITHIN REACH OF A COAT CLOSET OR ALCOVE, A UTILITY CLOSET OR ALCOVE, A PANTRY CLOSET OR ALCOVE, A STACK LAUNDRY CLOSET OR ALCOVE. TRICKY SPACE SAVING DESIGN IS CALLED FOR. ALCOVES ARE MORE EFFICIENT AS THE DOOR SWINGS AND JAMB CONSTRUCTION TAKES SIMPLY DON'T EXIST, BUT THE STORED ITEMS ARE ALL 'ON DISPLAY'. CABINETS ARE NEXT MOST EFFICIENT AS THEIR WALL THICKNESSES AND DOOR SWING REQUIREMENTS ARE
- *EXTERIOR COVERED LIVING PLUS**_SMALLER HOMES WOULD LIKELY CLOSE/PRETTY CLOSE TO GRADE AS THEIR FOOTPRINT JUST DOESN'T SPREAD OUT ENOUGH TO EXPERIENCE A BIG TOP ELEVATION CHANGE. A PATIO ON GRADE IS AN ECONOMICAL AND GENERALLY LOW MAINTENANCE SOLUTION TO OUTSIDE LIVING

BEDROOM SPACES-GENERAL COMMENTS

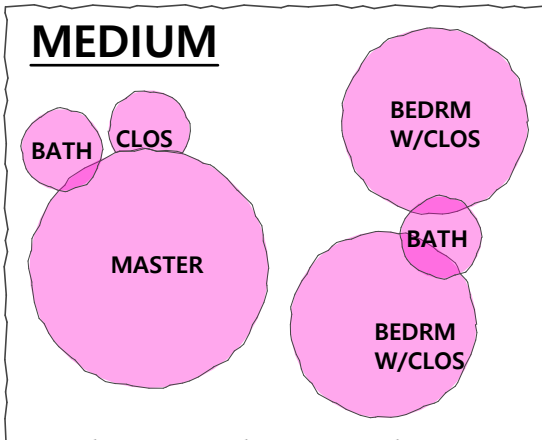
- ***TRADITIONAL ORDER OF THINGS**_INCLUDES A MASTER BEDROOM WITH LARGER SLEEPING SPACE, CLOSET FUNCTION AND BATH. THE SATILLITE BEDROOM COUNT IS MOST COMMONLY 2, WITH SMALLER CLOSETS AND SHARED OR SEPARATE BATHS. TYPICAL OF THE 3 BEDROOM HOME.
- ***BEDROOM COUNT SHOULD BE USER DEFINED**_ 1 TO 5 BEDROOMS ARE ALL REASONABLE IF THEY ADDRESS PROGRAM NEEDS.
- ***ARRANGEMENTS**_IT IS REASONABLE TO GROUP BEDROOM REQUIREMENTS AS MASTER, KIDS, GUESTS. (THE APARTMENT IDEA IS SEPARATELY NOTED d7.5). A HOME MAY HAVE NEED OF A MASTER ONLY, OR SOME OTHER COMBINATION. HOW TO ARRANGE THESE GROUPS WITHIN THE HOME IS USUALLY A PRIVACY (VISUAL AND NOISE) BASED CONSIDERATION. GETTING A HANDLE ON THIS IS A PLANNING KEY.
- ***BATHS+CLOSETS**_IS A DETAILED CONSIDERATION. SEE (d10) FOR THOUGHTS+OPTIONS.
- ****OPTIONAL LAUNDRY LOCATION**_IS A VIABLE CONSIDERATION. THE MORE COMMON LOCATION IS NEAR THE KITCHEN/UTILITY CORE, BUT THERE ARE NO HARD RULES FOR THIS. LARGER HOMES MAY CONSIDER 2 LAUNDRY AREAS. IN SMALLER HOMES DISTANCE IS SELDOM A BIG ISSUE SO WHEREVER IT FITS WILL LIKELY BECOME ACCEPTABLE.
- ***THE FLEX SPACE(S)**_HOWEVER IT IS LABELLED & USED (OFFICE, STUDY, DEN, PARLOR, FORMAL LIVING, TV RM, GUEST, HEARTH RM, MUSIC ROOM) THIS SPACE MIGHT BE CONSIDERED THE 2ND LIVING SPACE. THIS USER DEFINED FUNCTION MAY BE AS SMALL AS AN 'ALCOVE', SHARING SPACE WITH THE BIGGER LIVING AREA, OR IN THE LARGER HOME MAY BE SEVERAL DEFINED SPACES AND POSSIBLY REMOTE AND QUIET. THE TERM FLEX SPACE ALSO SUGGESTS ITS FUNCTION MAY CHANGE OVER TIME AS THE NEEDS OF FAMILIES EVOLVE. A SECOND OR THIRD BEDROOM IN THE DESIGN PLANS OF THIS PROJECT MAY BE LABELLED A FLEX RM.

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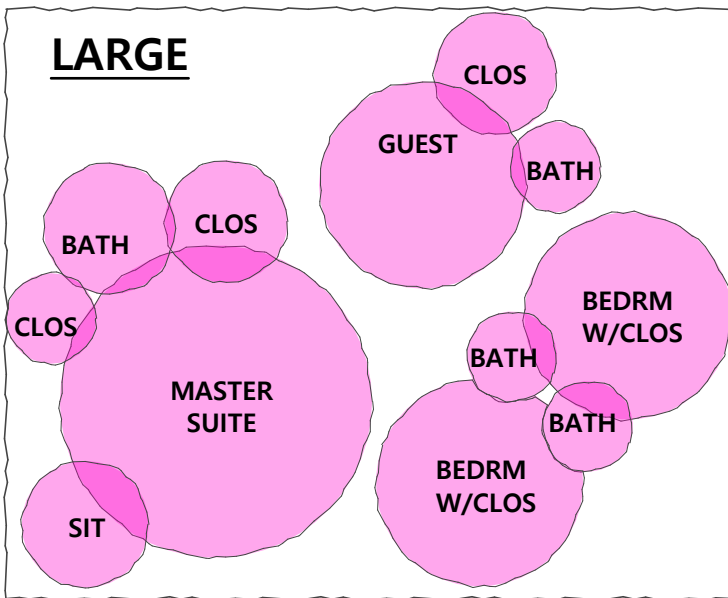
A SMALLER HOME MIGHT INCLUDE

- ***STUDIO HOUSE**_THE TRUELY SMALL ONE ROOM HOUSE WE ARE NOT CONSIDERING IN THESE ILLUSTRATIONS.
- ***THE BEDROOM**_SIZED TO HANDLE THE SELECTED BED SIZE WITH IN LINE STORAGE CLOSETS/SHELVING. THE BED SIZE IS IMPORTANT IN ANY SPACE CONSERVING DESIGN. IN LINE STORAGE AND OR FURNITURE REQUIREMENTS NEED WALLS MORE THAN EXCESS FLOOR SPACE. FOR A TRUE 1 PERSON HOME A DOOR TO THE BEDROOM MAY NOT BE EVEN BE REQUIRED BUT THAT IS A VERY PERSONAL CHOICE.
- ***THE BATH**_IF THERE IS ONE BATH ONLY THEN IT NEEDS POSITIONING FOR REASONABLE ACCESS FROM THE MORE PUBLIC LIVING AS WELL AS THE BEDROOM. IF A BATH AND A HALF BATH ARE PLANNED THEN THAT BEDROOM BATH CAN BE MORE FLEXIBLY PLACED.
- ***ACCOMODATING A GUEST**_A FLEX AREA-DEN/OFFICE/HOBBY/GUEST RM- CAN BE QUITE HANDY IN A SMALL HOME. IT MIGHT BE OPEN TO THE MAIN PUBLIC SPACE, OR SEPARATED WITH GLASS DOORS TO KEEP BOTH SPACES FEELING LARGER.



A MODEST HOME MIGHT INCLUDE

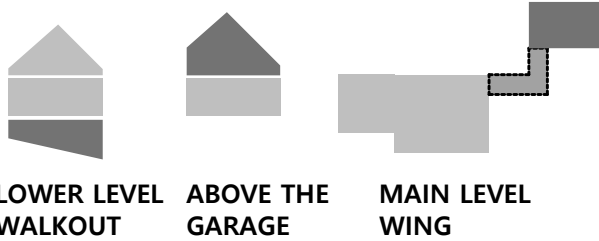
- ***MASTER**_SLEEPING AREA WITH MODEST WALK IN CLOSET AND BATH WOULD BE USUAL.
- ***OTHER BEDROOMS**_MODEST BEDROOM SIZE WITH IN-LINE CLOSETS AND A SINGLE SHARED BATH.
- ***PLANNING OPTIONS**_ONE MOST COMMON AND ECONOMICAL CHOICE IS TO GROUP BEDROOMS TOGETHER AND PLACE THEM ALL ON AN UPPER LEVEL. THIS IS THE STANDARD 2 STORY LAYOUT. THIS PERMITS (USUALLY) PRETTY BALANCED FOOTAGE REQUIREMENTS BETWEEN UPPER & MAIN FLOORS. ANOTHER COMMON CHOICE IS TO PLACE THE 3 BEDROOMS IN A 'WING' OF AN 'L' OR 'T' SINGLE STORY CONFIGURATION. IF THE MASTER NEEDS TO BE ON THE MAIN LEVEL **AND** SEPARATED FROM THE OTHER BEDROOMS, THEN A PRETTY SPREAD OUT SINGLE STORY CONFIGURATION WILL RESULT. A STORY AND A HALF CONFIGURATION WITH MASTER DOWN AND SECONDARY BEDROOMS UP, OR A WALK OUT BASEMENT CONFIGURATION THAT CAN INCORPORATE THE SECONDARY BEDROOMS ON A LOWER LEVEL ARE ALWAYS VIABLE FORMATS THAT ALSO SEPARATE BEDROOM ZONES.



A LARGER HOME MIGHT INCLUDE

- ***MASTER SUITE**_A QUEEN TO KING SIZE BED WITH WALK AROUND ROOM AND POSSIBLY A SITTING ALCOVE IS EXPECTED. A LARGER SINGLE WALK-IN CLOSET OR 2 SMALLER WALK-INS ARE ALSO EXPECTED. THE MASTER BATH WOULD HAVE A COMFORTABLE WALK-IN SHOWER, 2 VANITIES, AND POSSIBLY A WATER CLOSET ROOM AND A SOAKING OR WHIRLPOOL TYPE TUB.
- ***THE GUEST BEDROOM**_TYPICALLY SIZED FOR A QUEEN BED. BEYOND THAT THERE ARE NO NORMS WITHOUT KNOWING WHO THE GUESTS MIGHT BE. REQUIREMENTS FOR LONGER VISITS WITH GRANDPARENTS, OR 1 NITE SLEEPOVERS FOR KIDS OR INFREQUENT VISITORS REQUIRE DIFFERENT PLANNING.
- ***OTHER BEDROOMS**_USUALLY DESIGNED FOR KIDS AND CAN BE A BIT SMALLER WITH IN-LINE CLOSETS AND A SHARED BATH OR 2 SMALL BATHS.
- ***PLANNING**_SO THERE MIGHT BE 3 SLEEPING ZONES IN THE LARGER HOME. AS WITH THE SMALLER HOMES NOTED ABOVE, ANY DESIRED SEPARATION BETWEEN THE BEDROOM ZONES MAY IMPACT THAT BASIC SHELL SELECTION. IT HAS BECOME FAIRLY UNIVERSAL THAT WITH THESE LARGER (AND MORE EXPENSIVE) HOMES THE MASTER SUITE IS EXPECTED TO BE ON THE MAIN LEVEL. IT IS ALSO REASONABLE THAT IF A GUEST SUITE IS INTENDED TO SERVE A OLDER PARENT/IN_LAW, THEN IT ALSO MAY WANT TO BE ON THAT MAIN LEVEL.

THE APARTMENT

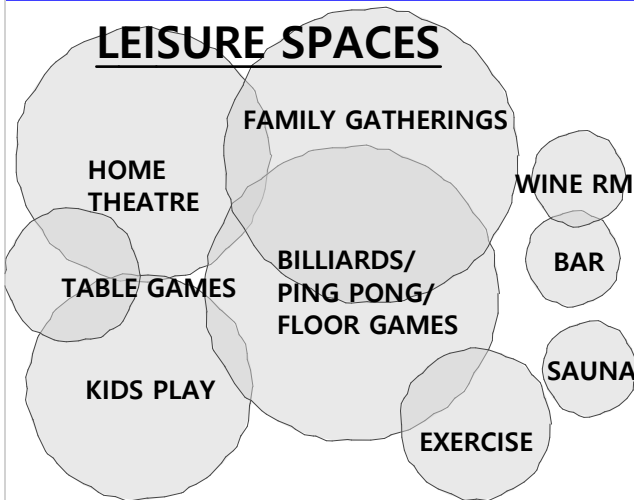


***A NEW OLD IDEA**_HAVING AN INDEPENDENT LIVING APARTMENT AS PART OF A HOME CONSTRUCTION CAN SATISFY AN IMMEDIATE FAMILY, AN EXTENDED FAMILY, OR A RENTAL CRITERION. FIRST EXAMINE BOTH NEED, COST, **AND** ZONING RESTRICTIONS.

***DESIGNS WITH INDEPENDENT ACCESS**_WORKABLE CONFIGURATIONS ARE ABOVE A GARAGE, IN A LOWER LEVEL WALKOUT, IN A MAIN LEVEL WING EXTENTION, OR DETACHED ENTIRELY. AGAIN, CHECK ZONING.

***DESIGNS WITHOUT INDEPENDENT ACCESS**_CAN BE DESIGNED WITHIN THE SHELL. THEY BECOME CUSTOMIZED GUEST SUITES. FREQUENTLY VERY SUITABLE TO FAMILY MEMBERS WHERE KITCHEN AND BATH REQUIREMENTS CAN BE CUSTOMIZED TO A SPECIFIC SITUATION. THESE SHOULD NOT BE A ZONING CONCERN.

LEISURE SPACES



***PRIORITIZE**_SIMILAR TO THE 'WORK SPACE' PROGRAMING ISSUE, LIESURE SPACE WANTS TO BE CAREFULLY EXAMINED BEFORE COMMITTING SPACE AND COST TO IT. BE REALISTIC WITH USE AND VALUE.

***HUMBLE BEGINNINGS**_ONCE UPON A TIME THERE WAS A FORMAL LIVING RM-PERIOD. THE FAMILY RM, THE GREAT RM, THE REC RM, CAME INTO EXISTENCE TO SERVE MORE CASUAL FAMILY NEEDS. THIS STANDARD OF 1 MORE FORMAL, AND 1 LESS FORMAL LIVING SPACE WAS VALID AND SUCCESSFUL FOR A GOOD WHILE. THEN BUDGETS GREW UNREALISTICALLY AND LIESURE SPACE REQUESTS GREW ALONG WITH THEM. IT ALL GOT A LITTLE SILLY- MOSTLY BECASUE ALL THIS EXPENSIVE SPACE WAS NOT BEING USED.

***ONE GOOD THING**_THERE IS A LOT OF FUN AND EVEN HEALTHY ACTIVITIES THAT CAN BE PROVIDED WITHIN THE HOME. MOST OF THE STUFF NEEDED TO EFFECTIVELY OUTFIT THESE ACTIVITIES ARE OUT THERE.

WORK SPACES



***PRIORITIZE**_THE FREQUENCY OF USE AND OVERALL TIME SPENT IN ANY WORK SPACE WANTS TO BE EXAMINED AS IT IS A BIG INVESTMENT TO CONSTRUCT.

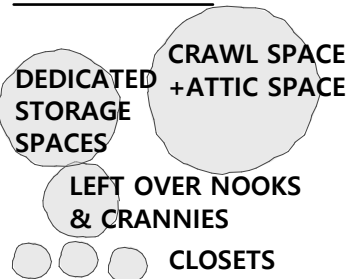
***KNOW THE REQUIREMENTS**_FLOOR SPACE, STORAGE, WORK SURFACES, ARTIFICIAL AND NATURAL LIGHT, NOISE MANAGEMENT, AND 'DUST MANAGEMENT' NEED ANALYSIS ON A WORK TYPE/WORK SPACE SPECIFIC BASIS.

***ACCESS**_STAGING/DELIVERY OF MATERIALS, GOING IN AND OUT OF THE WORK, SPACE NEEDS CONSIDERATION. THIS CAN BE A BIG DEAL WITH WOOD WORKSHOPS (FOR EXAMPLE) WHILE BEING OF NO CONSEQUENCE FOR A JEWELRY CRAFT SPACE (FOR EXAMPLE).

***ATTACHED/DETACHED**_COMPARISON FROM A PRACTICAL STANDPOINT IS STRAIGHTFORWARD. IF DETACHED IS A BETTER ROUTE THEN CHECK WITH ZONING BOTH FOR THE STRUCTURE. AND MAYBE REGARDING PERMISSIONS FOR RUNNING A BUSINESS IN A RESIDENTIAL ZONE.

***HVAC**_IF ANY AIR CONTAMINATION IS PART AND PARCEL OF A WORK SPACE ACTIVITY THEN CONSIDERATION OF SYSTEM SEPARATION IS IN ORDER.

STORAGE

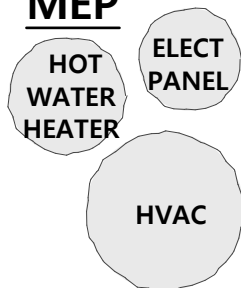


***THE STUFF YOU NEED & USE**_EVERYDAY STORAGE NEEDS FOR STUFF THAT IS REGULARLY USED SHOULD BE INCORPORATED IN THE VARIOUS SPACES THEY ARE ASSOCIATED WITH. THESE DEMANDS RUN THROUGHOUT THE HOUSE.

***THE STUFF YOU REALLY DO NOT NEED**_SELL IT, DONATE IT, RECYCLE IT, DUMP IT. MOVING IS ALWAYS THE BEST TIME TO RE-INVENTORY.

***OTHER OPTIONS**_BEYOND TAKING ADVANTAGE OF ALL FINISHED SQUARE FOOTAGE, BE AWARE THAT SOME SHELL CONFIGURATGIONS PROVIDE CRAWL SPACE (EVEN BASEMENT SPACE) AND OR ATTIC SPACE THAT CAN BE ADVANTAGED. SOMETIMES ONE CAN CHOOSE BOTH THE VOLUME (A CONDITION OF SPACE HT AND OR ROOF PITCH) AND WHETHER THIS POTENTIAL STORAGE IS WITHIN OR OUTSIDE THE THERMAL ENVELOPE.SEE d6.13. STORAGE STUFF CAN BE SENSITIVE TO TEMPERATURE AND HUMIDITY-AND BEING INSIDE OR OUTSIDE THE THERMAL ENVELOPE DEFINES THE QUALITY OF THAT STORAGE SPACE. OTHER SHELL CONFIGURATIONS, SUCH AS SLABS ON GRADE ON (MOST) TRUSS ROOFS OFFER VERY LITTLE TO NO 'FOUND' STORAGE.

MEP



***MEP IS A GENERIC ACRONYM FOR MECHANICAL/ELECTRICAL/PLUMBING**

***HVAC IS THE ACRONUM FOR HEATING/VENTILATING/AIR CONDITIONING. HVAC FALLS UNDER THE M (FOR MECHANICAL) CATAGORY AND IS THEREFORE A SUBSET OF THE MEP MONIKER.**

***KNOWING THE REQUIREMENTS**_IT IS NOT A SMART PRACTICE TO SIMPLY ALLOCATE AN AMOUNT OF SPACE AND A LOCATION FOR MEP REQUIREMENTS WITHOUT FIRST HAVING A GOOD UNDERSTANDING OF THE REAL REQUIREMENTS. ALL MEP SYSTEMS DESERVE TO HAVE THEIR OPERATIONS CENTERS IN OPERATIONALLY INTELLIGENT LOCATIONS WITH APPROPRIATE MAINTENANCE AVAILABILITY. THE PLANS THIS PROJECT MAY SHOW A UTILITY AREA AND INCORPORATE A NOTE ABOUT MEP LOCATIONS. BUT THESE PLANS ARE HANDICAPPED BY NOT BEING ABLE TO KNOW PROJECT SPECIFIC CONDITIONS. HENCE WHAT MAY SHOW IS REALLY JUST A GUESS.

***SEE d8**_THE ELECTRICAL AND HOT WATER REQUIREMENTS ARE CONTAINED AND FAIRLY EASY TO PLAN FOR AND FIT. THE ONE COMMON SYSTEM THAT REQUIRES MORE RIGOROUS FORTHOUGHT IS THE DUCTED HVAC SYSTEM. AN INTELLIGENT DUCTING SYSTEM WILL OFTEN DRIVE THE BETTER (MORE EFFICIENT) AIR HANDLER LOCATION. PLAN AHEAD.