

d10.1 BEDS+BED SPACE

d10.2 BEDROOM FURNITURE, WINDOWS+DOORS

d10.3 CLOSETS

d10.4 TOILETS, SINKS, VANITIES

d10.5 BATH TUBS

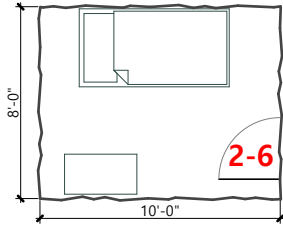
d10.6 SHOWERS

d10.7 STANDARD BATH LAYOUTS

d10.8 FLEX SPACES

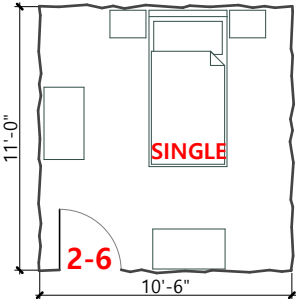
ROOM SIZE SCHEMATICS

*PARAMETERS_Sizes noted are for general reference. Because closets, bath access, windows, do not show the layouts are incomplete and abstract.



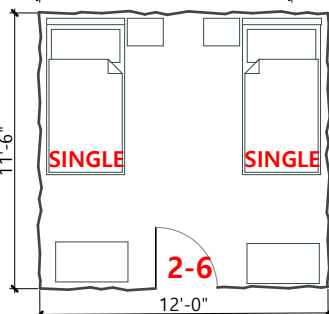
SMALL BEDRM

DAY BED or NURSERY_Sometimes these too small rooms are all that will 'fit' but they still may have value. A nursery is self explanatory, a day bed can be a crash pad for a variety of uses, and a room this size can make a great computer room or walk-in closet.



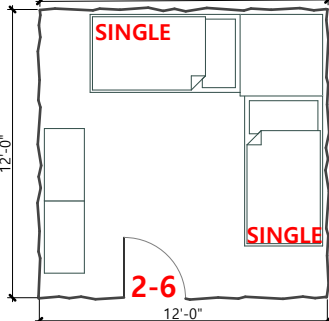
KIDS BEDRM

1 SINGLE BED_Maybe as small and tight as one would want. A child's age is a big deal here. For younger kids this size is fine. As kids grow their room size requirements grow! This would be really tight for a hulking teenager.



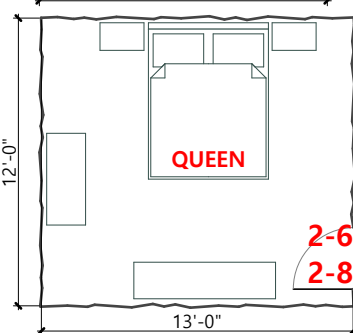
KIDS BEDRM

2 SINGLES aka TWIN BEDS_Simple layout. Closets and windows need wall space-2 beds require a lot of wall space. Check slide out bed styles (only suitable for sleep over friends), or bunk beds as 2 bed options that require less floor space.



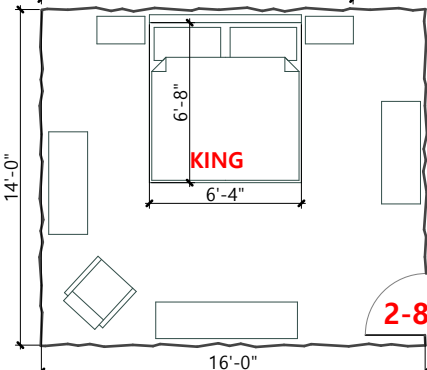
KIDS BEDRM

2 SINGLE BEDS aka TWIN BED_Corner bed locations leave a little more central floor space, but the corner built-in required to kill the bed heads take some space and cannot successfully store much. The total floor space also needs to increase a bit.



MODERATE BEDRM

QUEEN BED_This bedroom is a universal standard for small to modest size homes. This bedroom can be smaller/larger/or proportioned a bit differently and still work just fine.



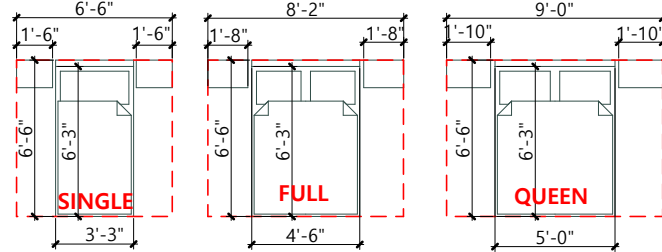
GENEROUS BEDRM

KING BED_Folks requiring a king bed simply need a bigger bedroom-the king bed is 1'-4" wider than the queen bed. Ditto above, this bedroom functions well in a slightly smaller or larger size and different proportion.

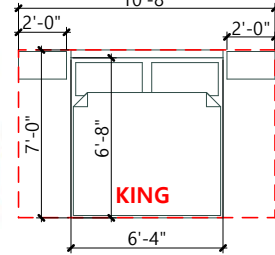
STANDARD BEDS

*MATTRESS SIZES_4 standard mattress sizes dimensioned below. Some size variations exist, particularly in the king sizes. And custom size foam mattresses are available.

*BED AREA SIZES_A 3" allowance for a headboard and graduated sizes of end tables show to tally a total bed area to block out for bedroom layouts. Note end tables on both sides of a bed are shown, are usually desirable in the queen and king sizes, but not always necessary in the single and full sizes.



QUEEN



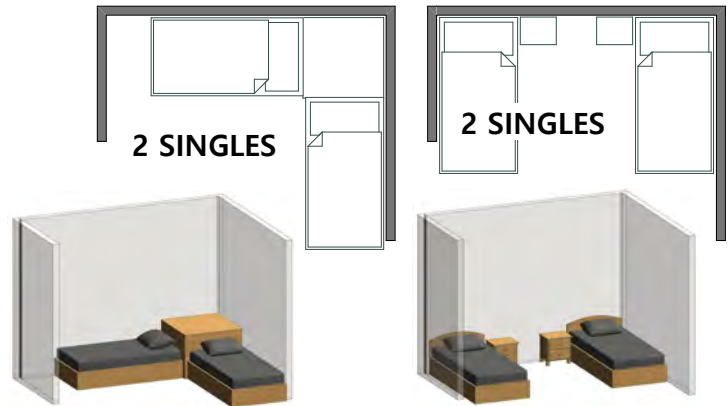
KING

SINGLE BED OPTIONS

*TWINS_2 single bed configurations within a modest bedroom size.

*BUNKS_Stacked singles. Idea has been around forever. Some safety thinking helpful regarding the top bunk user.

*SINGLE PULL OUT_Clever setup suiting an occasional sleep over.

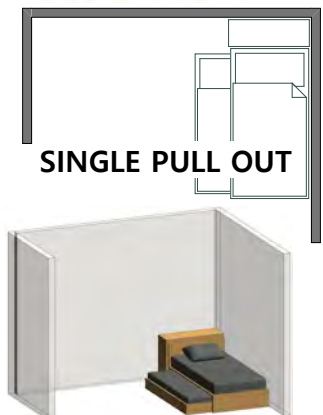


2 SINGLES

2 SINGLES



BUNK BED



SINGLE PULL OUT

BEDROOM FURNITURE

***WHAT WILL FIT** The bed usually takes size and position priority. Furniture sometimes needs to be selected and sized 'to fit'.
***WARDROBE OPTION** Wardrobes were around before bedroom closets. They are still viable. They take less space than closets and can be fit and rearranged as needed.



WARDROBES

- *DEPTHS_2'-0" - 2'-3"
- *LENGTHS_2'-0" to 6'-0"
- *HEIGHTS_6'-0" to 8'-0"

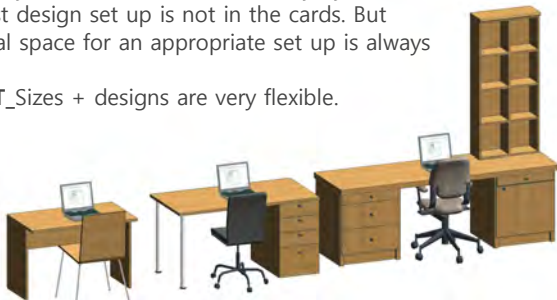
DRESSERS

- *DEPTHS_1'-5" to 1'-10"
- *LENGTHS_2'-6" to 5'-6"
- *HEIGHTS_2'-6" to 4'-0"



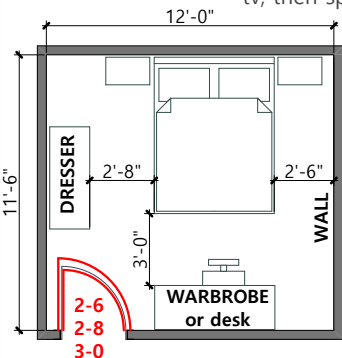
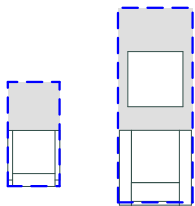
STUDY/COMPUTER DESKS

***VALUE** Kid's study needs within the home vary by the kid so a uniform/best design set up is not in the cards. But having a potential space for an appropriate set up is always wise.
***WHAT WILL FIT** Sizes + designs are very flexible.



CHAIRS

***UTILITY CHAIRS** a seat for socks and shoes alone is indispensable. Usually a (standard) bed/bed ht works just fine, but not always.
***LOUNGE CHAIRS** Take a good bit more space than the utility chair. If the silence of a bedroom is highly valued for escape, reading, tv, then space must be found.



ENTRY DOOR

***2'-6" or 2'-8" or 3'-0"**
 This project shows 2'-6" for smaller bedrooms and 2'-8" doors for moderate and larger bedrooms. Large masters may use 3'-0" doors. The larger doors are nice, but take more wall and swing space so select them carefully. HC sensitive projects typically consider 2'-10" or 3'-0" doors which are 'legal' HC doors. Walkers and most wheelchairs work fine with 2'-8" doors

CLEARANCES

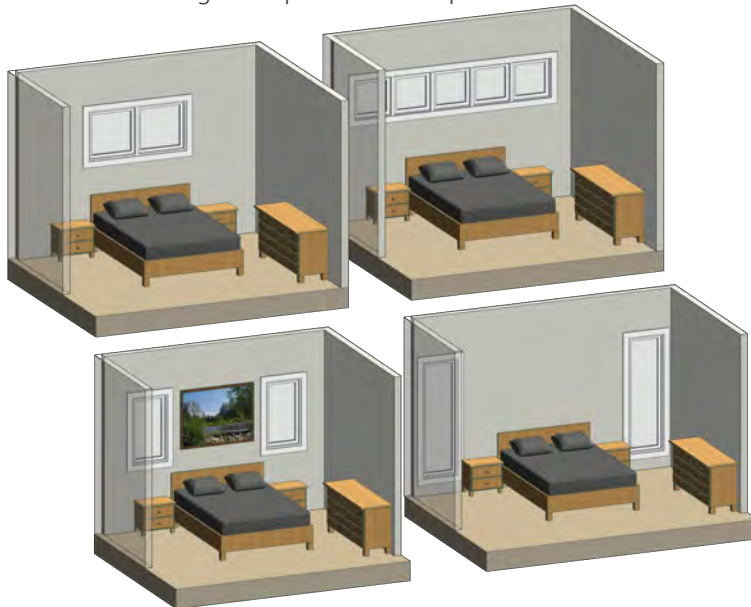
***BED TO DRESSER** 2'-8"
***BED TO WALL** 2'-6"
***BED TO WARDROBE or DESK** 3'-6"
 Minimum comfortable dimensions. Less is tight, but can function. Dressers and wardrobes have doors or drawers that open toward one while standing in the 'clearance' space. The desk has a chair that needs some freedom of movement.

BEDROOM WINDOWS

***EGRESS** Sleeping areas require a 2nd means of egress to the outside by way of a door or operable window large enough for a body to get thru. See (d11) for specific requirements.
***LIGHT/PRIVACY/VIEW** Bedrooms not typically where one spends time gazing on a view BUT snapshot views and natural light is good.

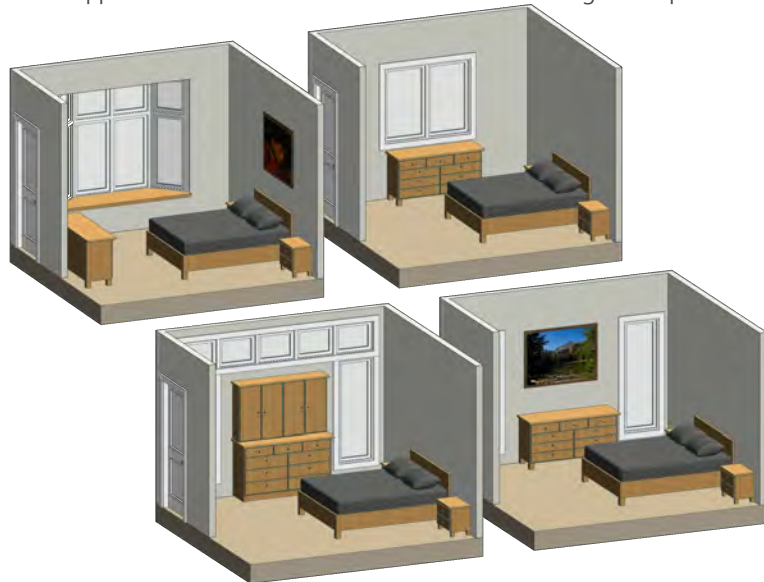
WINDOWS ON THE BED WALL

*Too much glass on a bedwall can effect one's sleep. Remember one window must meet egress requirements someplace in the bedroom.



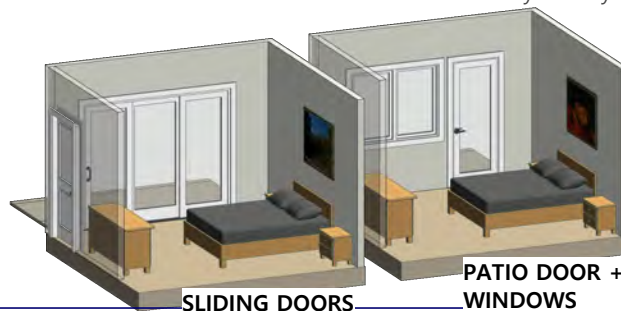
WINDOWS ON THE OPEN WALL

*More opportunities. Remember one window must meet egress requirements



DOORS TO OUTSIDE DECK OR PATIO

***VALUE** Requested sometimes from a master suite, and a great idea if it becomes used. If not used it becomes a maintenance and security liability

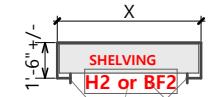


SLIDING DOORS

PATIO DOOR + WINDOWS

IN LINE CLOSET SPACE

*Linear ft of hangrod (or shelving) is most efficient per square ft of floor space because floor area is shared with the sleeping space- and there are no dead (inside) corners which are tough to take advantage of.



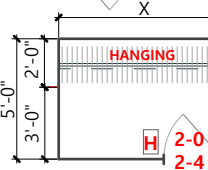
LINEN_

*Comforters, pillows may want more closet depth.



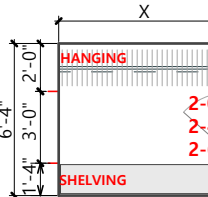
CLOTHES_

*A door sizing can usually be selected that permits full front access.



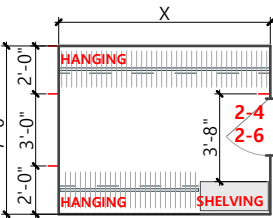
CLOTHES_

*5' is a minimum width leaving 3' for access space. The 'use of space' value of the small walk-in is questionable.



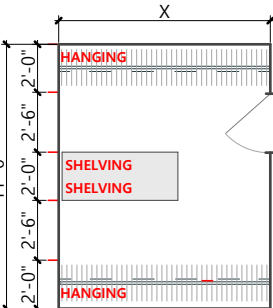
CLOTHES_

*6'+ starts to make more sense for a walk-in. 7' better for 2 hang rod walls.



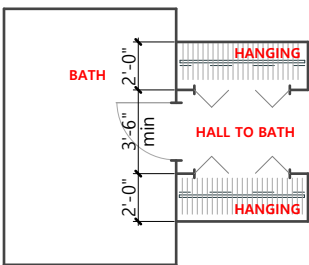
CLOTHES_

*This 7' width is servicable and has some flexibility in layout.



WALK IN components

*Hangrod or dbl ht hangrod is a closet standard. Clothing habits change. Shelving and hooks satisfy a lot of clothing storage needs with softer less formal clothing. Think about the right balance. *Place to sit is a 'nice to have' in a larger walk-in.

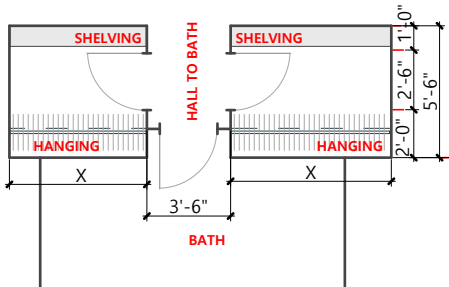


2 CLOSET WALK thru

*One common arrangement when his and hers closets preferred. *2-in line clsets with hall to bath inbetween.

COMPACT

*Both these 2 closet plans are common because the hall becomes the common entry to closet and bath- which works and is a space saver. Trying to fit 2 separate closet doors, a bath door, an entry door along with windows, bed+dressers around the perimeter of any bedroom space is usually a problem.



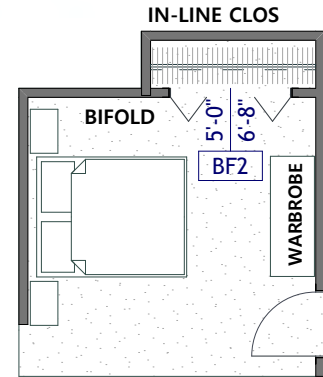
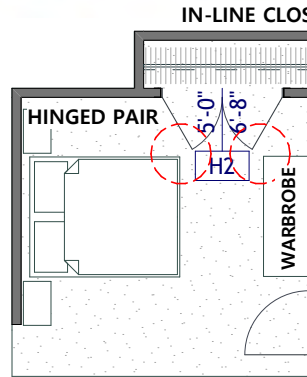
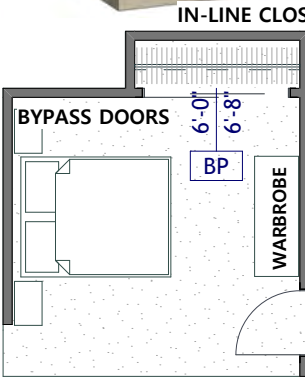
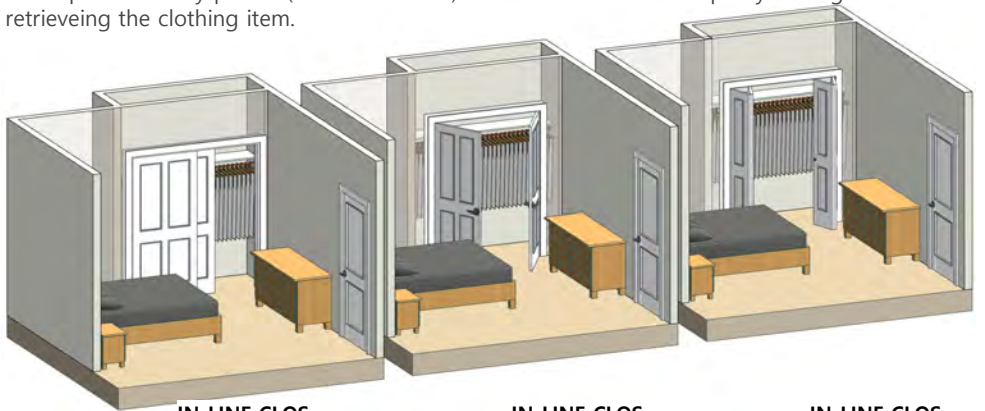
2 CLOSET WALK thru

*Another common arrangement when his and hers closets preferred. *2-small walk-ins with hall to bath inbetween. One or the other closet can be larger as space permits.

CLOSET DOORS AND DOOR OPENING SPACE

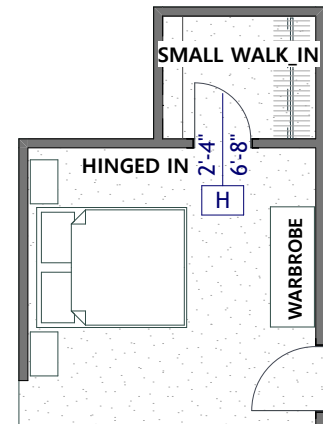
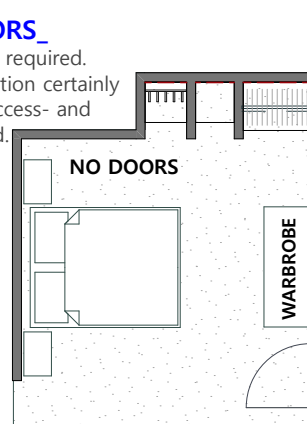
*WALK-IN CLOSET_2'-4" is a standard door size. Swing door into closet if space permits. Swing door out if closet is cramped. Larger door fine if space permits.

*INLINE CLOSETS_Door width based on closet width. Close to full access is usually desirable. Doors must open into the bedroom. Hinged door or doors feel substantial, but take (require) more floor and clearance space to open. Bifold doors wobble a little opening and closing but with decent hardware they will keep working. They take half the floor and clearance space and may stay out of the way even in the open position. Bypass doors do not interfere at all with the floor space but only permit (a little less than)50% access and become pesky finding and retrieving the clothing item.



NO DOORS_

*Doors not required. Closet function certainly easier to access- and fully vented.



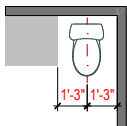
DETAILS/COMPONENTS CREATE SPACE REQUIREMENTS

***IMPORTANT DETAIL** If a toilet closet is required it must be understood early in the planning

***DESIGN OPTIONS** Repeating that this planning guide cannot address product options and details as that world is immense. Rather the basic desic decisions that necessarily result in a prodict search.

TOILET FIXTURES

***GENERAL** Thankfully these are pretty much the same from a planning perspective. But there are plenty of 'detail' choices. Seat depth, seat height, flushing method (and efficiency) are the core choices. Other comfort choices exist to please the more deilcate among us.



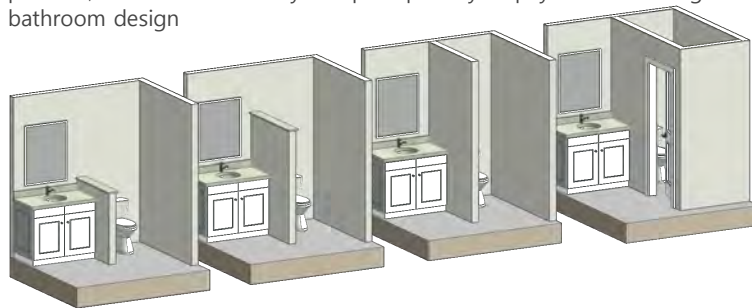
CLEARANCE

*1'-3" each side of the toilet centerline is required.



TOILET PRIVACY PARTITIONS

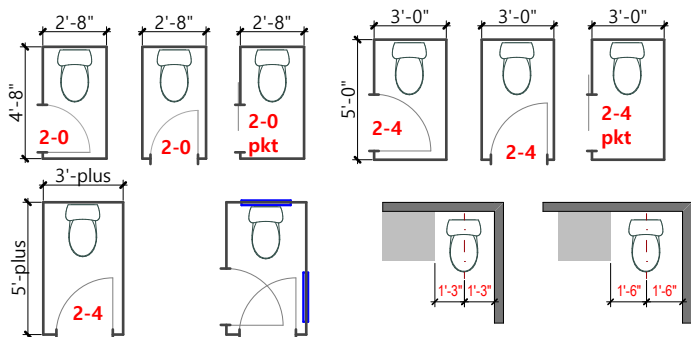
*Some visual privacy to the toilet can easily be generated with a low, medium or full ht wall without a door enclosure. Sound privacy is not possible, but there is virtually no space penalty to pay within the larger bathroom design



TOILET CLOSETS

***GENERAL** Intention of a separate room for the toilet is to provide complete privacy. This is a choice. These closets take a little extra space, and are inherently small and tight feeling. Having a window helps a lot.

***DOORS** Access in and out of the toilet closet is frequently the space bind. A hinge door OUT leaves the wc space unencumbered but needs to stay out of the way on the swing side. A hinge door IN can definitely cause conjection inside the wc, but causes zero problems outside the closet. The pocket door-which always needs a long enough non plumbing wall to pocket into-takes no space inside or outside but is more cumbersome to open and close. If it is required to be closed infrequently, then the pocket door is a great choice.



TOILET SHELVING

*There are storage options above the toilet. Those that hang on the wall are less cumbersome and don't add to the hassle of cleaning bath floors.



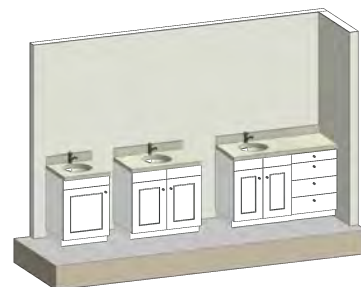
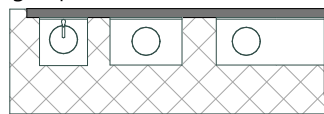
SINK TYPES

- *PEDESTAL_Sink integrally mounted to a vertical pedestal support base.
- *INTEGRAL_Counter top an sink are one piece construction
- *DROP IN_Sink mounts from the top using a flange around the sink that sits on and is sealed with the ccounter top.
- *UNDERMOUNT_Just the reverse. Mounted from below with a flange that abuts the bottom of the counter top surface and is sealed there.
- *VESSEL_Entire (finished and scuptural) sink basin sits on the counter top. Faucet set is wall mounter, or deck mouted, or vessel mounted.



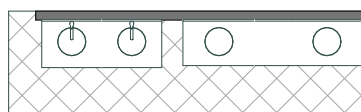
SINGLE VANITIES

*2'wide a minimum but realistically offering too little counter space. Space wider than 3'-6" opens up more vanity design options.



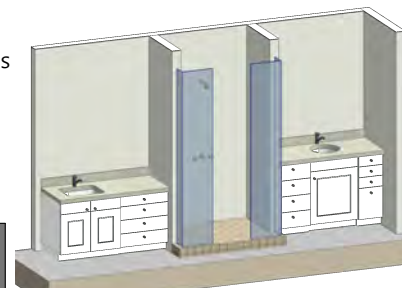
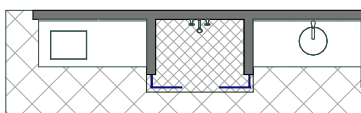
DBL VANITIES

*5' wide considered the min legth that supports 2 sinks. Greater lengths permit cabinet base components as desired.



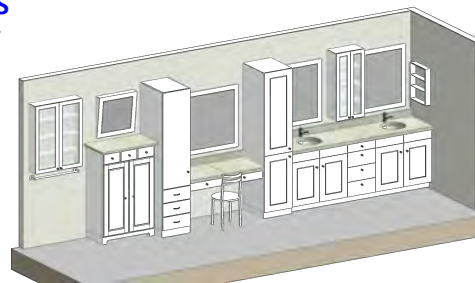
SEPARATE VANITIES

*Separate vanities may be desired as a function of different habits, but also permit different vanity designs, different vanity heights, and different sink selections without violating any design rules.



OTHER BATH BUILT-INS

- *Recessed wall cab+toowel bar
- *Highboy standing make-up set up
- *Tall linen cab
- *Dressing counter
- *Tall linen cab
- *Vanity assembly with center drawer module
- *Separate mirrors with center medicine cab



TUB SHOWERS

***GENERAL** Another planning decision.

***TUB SHOWERS** The most standard fixture forever has been the 2'-6" (or slightly wider 2'-8") x 5'-0" tub with field added shower function. It is a universal and space saving solution. They are neither great bath tubs or great showers. But servicable. They become a default fixture in most secondary bathrooms.

***OTHER SIZES** Slightly wider, longer, deeper variations of these most standard tub sizes exist. See 'larger tub' notes below.

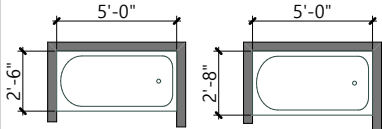
***MATERIALS** The 4 more common tub constructions listed below

*Porcelain/Enamel finish on cast iron

*Porcelain/Enamel finish on steel

*Fiberglass/Acrylic

*Cultured marble



TUB TYPES

***TUB+TILE** Traditional floor standing tub designed to be enclosed on 3 sides. The wall covering on those 3 sides is typically tile. Simple/cheap, or expensive and fancy. The tile is keeping the water in the tub enclosure.

***BASE+WALL KITS** Floor standing tub with wall panels instead of tile. These panels may be acrylic or fiberglass 'kits', or may be cultured marble, solid surface, or even marble/granite panels. Any panel approach avoids tile grout which is most often the cleaning bogeyman. Acrylic kits, and custom granite fall in widely different cost zones.

***TOTAL UNIT STALL** Tub with integrated walls, and tubs with integrated walls and ceiling are available. These may include convenience recesses, and even grab bars. These are 'seamless', and therefore avoid all connection (grout or caulk) seams and are in principle water tight and easy to clean. These need to be installed at the right time during the construction process.



LARGER TUB/SHOWERS

***TYPE** a 3'x6' tub can be installed in a tub/shower format and offer an acceptable tub, and digger shower. Be careful with the selection.

***CRITERION** Step over distance and ht must be comfortable and safe for everyday shower use. Relatively flat non slip bottom. Intended for 3 side enclosure. Drop in tubs are not good candidates.

***CURTAIN** Shower doors visually and physically awkward. The shower curtain is a better solution. Curved curtain rod is an option may be beneficial if compatible with tub inside curvature.

***MANIPULATING THE WALLS** Custom wall tile affords all kinds of options to create ledges (or shelf pockets) for shower+bath stuff, and to open up the space even a bit more.

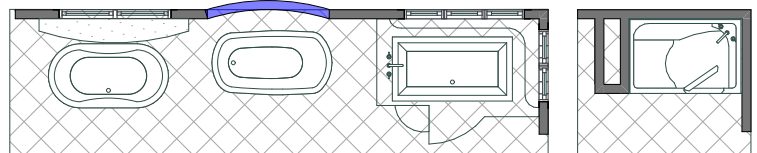
***COMPARISON** The separate bath and shower is probably a more common approach that, on an truly comparative basis, would take a little more space and money. So the 1 fixture has a small advantage there. It also might better fit into a particular space available for the bath. The shower curtain, and step over requirement may be a liability for some.



DEDICATED BATHTUBS

***GENERAL** The dedicated tub is a choice. If desired then becoming aware of the considerable number of tub types, sizes, and options is necessary. A choice is almost mandatory to complete the bath design. Note larger homes once felt obliged to include the big bath as an investment requirement but user demand has pretty much voided that requirement. The larger custom shower is more in demand.

***THERAPUTIC TUBS** Moving water in a tub for theraputic (or simple relaxation) is a definite motivation for including a tub in the project design. Many tubs have 'whirlpool' or 'bubbler' options. The walk-in tub permits safe ingress/egress. Keep in mind that slipping in a bathtub is real easy to do- regardless of age.



FREESTANDING TUBS

DROP-IN TUB

WALK-IN TUB



WINDOWS FOR DEDICATED TUBS

***GENERAL** Running shower water is not an issue with dedicated tubs but view, privacy, cold air, and safety glass is.

***VIEW** Sometimes the tub area and wall behind the tub is the only viable place for a larger window in the bath space. And if daylight bathing and a view is present then all the better.

***PRIVACY** When daylight is gone and lights are on inside a home then clearly viewing into a house at night is made clear and easy, and the privacy question pops up. If visual privacy is a requirement then opaque window glass, or easy to access and operate window blinds are options.

***COLD AIR** Interior air temperatures on the inside of large glass surfaces will feel colder. When the body is heated up in (hotter) bath water this temperature differential may be noticeable/uncomfortable.

CODE Glazing above bath or shower drains is required to be safety or tempered glass.

ACCESS TO TUB/SHOWER CONTROLS

***CONDITION** In many small bath layouts the toilet (or a vanity) will sit next to the tub. Typically the toilet (or vanity) and the tub will share the same plumbing wall. This condition requires one to reach over/around the adjacent fixture to access the tub/shower water controls.

***REVERSE THE TUB** The solution to this is simple and only requires reversing the tub. This will not typically present any plumbing problems. The drain lines do have their own rules-one of which is to not randomly cut thru any frame floor joists below. So inquire with the plumber first.

***SHOWER DOOR** Sliding shower doors are similarly effected by the shower control location. Sliding doors are viable when/with full access to the plumbing controls.



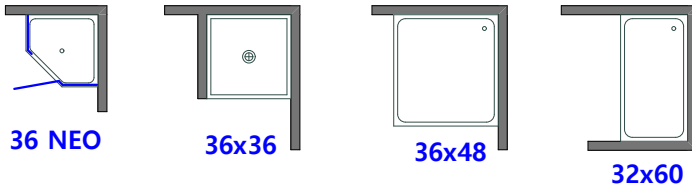
DEDICATED SHOWERS

GENERAL Below are the more common shower (prefab) base sizes and shapes. Often the shower shape becomes dictated by the better/best shower door location afforded by the space.

***NEO** The cut corner is usually the entry point/shower door location. The neo shape fits and works in both small and more comfortable sized baths because of this door location working with/using the center space in the bathroom.

***SQUARE +RECTANGLE** The square shape suits the individual shower just fine. The rectangular shape more comfortably allows space for a shower seat or an additional person. Space for ingress/egress and drying off is sometimes more challenging than with the neo shape.

***OBLONG TUB SIZE** In some small bath configurations, this shape actually creates a very generous shower without requiring any additional floor space. These are spatially interchangeable with the stand tub.



SHOWER TYPES

***ALL TILE** The tile base is field built, custom, and therefore not size or shape restricted. There is a heavy duty rubber compound membrane beneath the tile that is the final water/moisture protective barrier to whatever floor construction is below. Opportunity exists for a flush entry shower floor and requires the floor construction in that shower area to be 'dropped'.

***PRE FAB BASE+TILE WALLS** The pre fab base is pretty simple, cost effective, and (mostly) foolproof. Completing the shower design with custom tile walls can be a good compromise for economy and individuality. If a shower seat is desired/required then this standard base may not be the best choice unless specific allowance is made for a suspended seat or a raised pre fab base with integrated seat is selected.

***PRE FAB BASE+WALL PANELS** Another option is a pre fab base with wall panels instead of tile. These panels may be acrylic or fiberglass 'kits', or may be cultured marble, solid surface, or even marble/granite panels. Any panel approach avoids tile grout which is most often the cleaning bogeyman. Acrylic kits, and custom granite panels fall in widely different cost zones.

***PRE FAB TOTAL UNIT** Bases with integrated walls, and bases with integrated walls and ceiling are available. One piece construction. These may include convenience recesses, and even grab bars. These are 'seamless', and therefore avoid all connection (grout or caulk) seams and are in principle water tight and easy to clean.

CONTAINING SHOWER WATER

***CURTAINS** Easy to install, clean, replace. Flexible (outer fabric layer) design. Hard to seal at edges allowing water out and cold air in. Really needs 3 enclosed walls leaving 1 curtain wall which is necessarily a more enclosed shower and bath space

***GLASS** Seals up the shower space more tightly. More transparent and therefore a more open shower and bath space. Many glass choices, and levels of glass transparency. Framed and frameless installations. Certainly more expensive by far than a curtain. The glass requires regular cleaning.

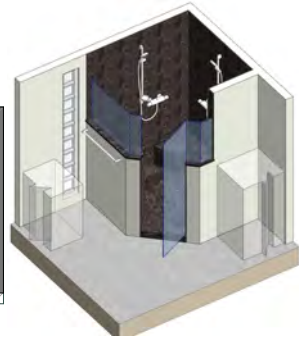
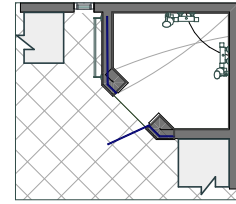
***NEITHER** With additional bathroom space the entrance to the shower area can be so positioned to prevent shower water/bouncing shower water, from getting outside and onto the bath space floor. Lack of closure also lets colder bathroom air temperatures into the shower area. But no glass to clean.

SHOWER DETAIL VIGNETTES

*There are endless design possibilities when liberated from packaged shower designs. Undeniably a bigger budget is required and usually a little more floor space.

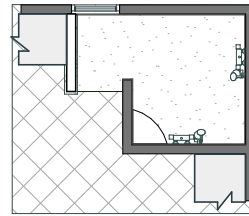
*Custom version of the Neo shape. Frameless glass is very design flexible, and a little pricey.

*The corner entry of the neo allow both perpendicular walls to become useful.

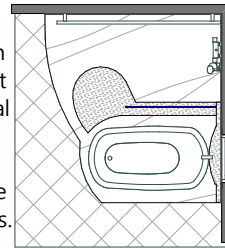


*No door required. No glass to clean. Some refer to this as a Roman shower. Takes some floor space

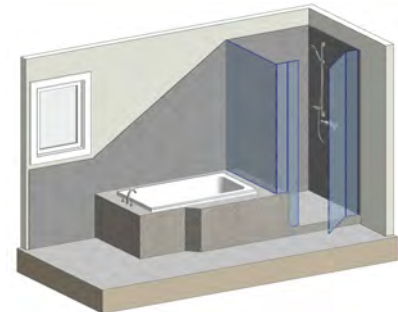
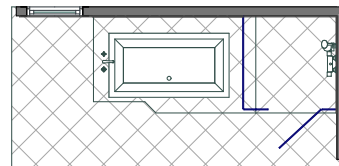
*A bit of a grotto shower which some prefer. Also little wall space outside the shower sacrificed typical of glass walls.



*A contemporary design variation with open space- and not much privacy. Typical of contemporary design, simplicity is offset with expensive materials and fittings.



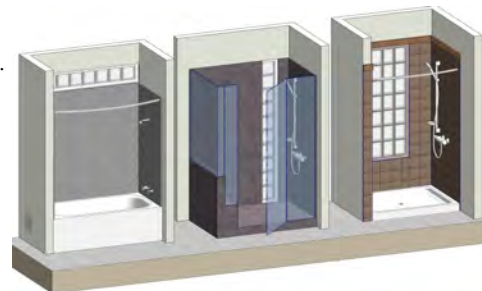
*Conventional drop in tub with adjacent shower. This can be done with 9' of wall. More wall is helpful.



WINDOWS FOR TUB SHOWERS AND DEDICATED SHOWERS

***GENERAL** Windows in any shower environment need to be aware of water and moisture. Wood windows, unless high on the wall want to be avoided. Vinyl framed windows are a better choice.

*One practical, flexible, inexpensive choice are acrylic (or glass) block units. They are available in most imaginable sizes because they are sized by block module (6" or 8") and available any # of blocks wide x any # of blocks high. Clear or several obscure 'glass' options available.



COMPACT LAYOUTS

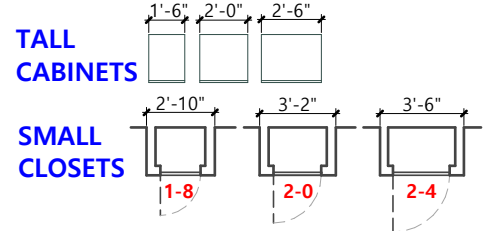
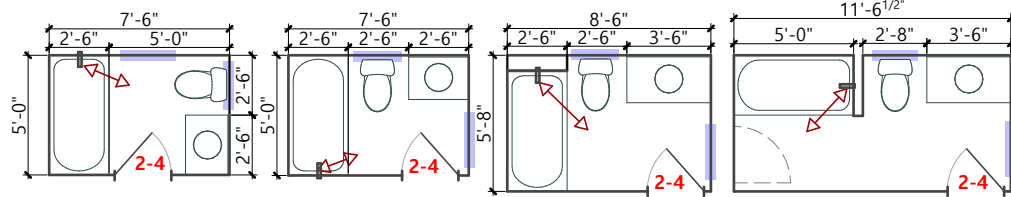
***GEOMETRY** These layout illustrations work within a simple rectangular geometric boundary, and are hence noted as 'compact'. Similar layouts, defined by fixture count, increase a bit in boundary size from left to right.

***REALITY** Bath layouts are not typically a first served requirement in home design. The space that remains available for bath layouts is not always a simple rectangle. Fortunately bath layouts are flexible because 'components' within the bath can be managed to fit a variety of geometries.

LINEN CLOSETS AND CABINETS

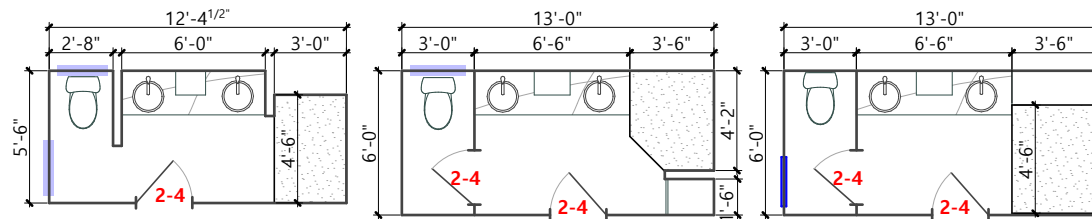
***LARGER** Typical intent these projects is to provide a larger closet for blankets/sheets/towels outside the bath area serving the whole house. These do not show in any of these layouts.

***SMALLER** Closets or cabinets for towels/toilet paper/cleaning/cosmetic items may show in these layouts and in the baths as presented these projects. The illustration below to the right compares the closet and cabinet. This choice comes up all the time so is worth making specific mention of. The small closet is considered less expensive to build, than a comparable cabinet is to buy. This might be the case in many instances but not in all. A knock down cabinet can likely be purchased for the same price as a closet door-so with framing/sheetrock/paint/shelving the closet becomes the more expensive. This project likes tall linen cabinets because they take less space, visually integrate with other cabinetry and thereby allow that small bath space to feel bigger.



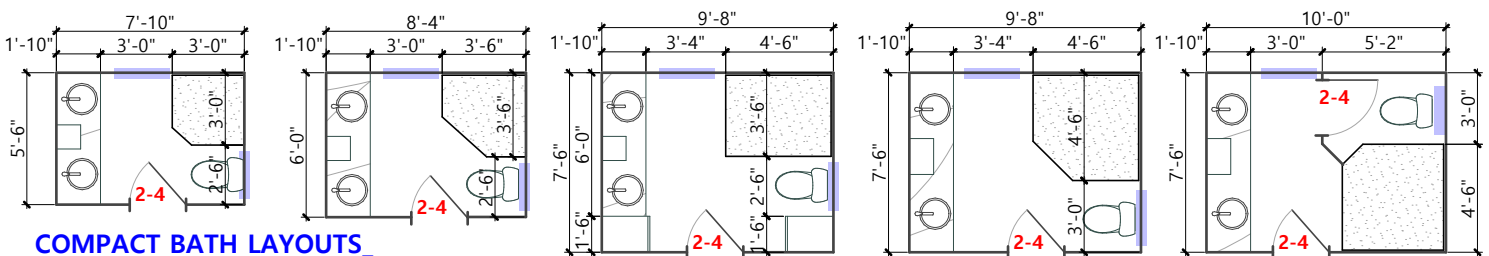
COMPACT BATH LAYOUTS_

*3 FIXTURES



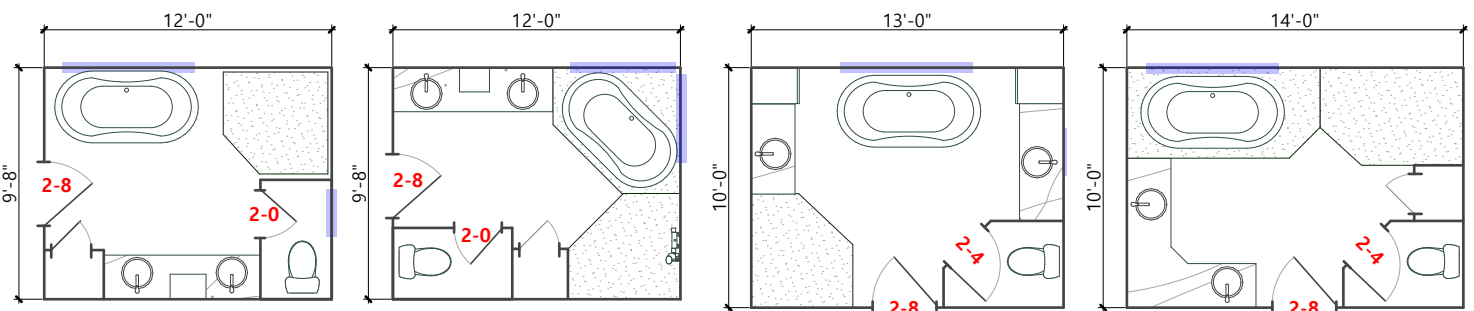
COMPACT BATH LAYOUTS_

*4 FIXTURES



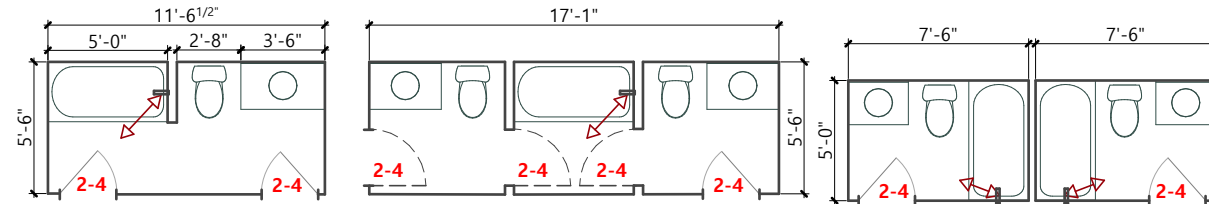
COMPACT BATH LAYOUTS_

*4 FIXTURES



COMPACT BATH LAYOUTS_

*5 FIXTURES



3 FIXTURES-2 DOORS-64 sf

5 FIXTURES-4 DOORS-94 sf

6 FIXTURES-2 DOORS-77 sf

MINIMAL BATH OPTIONS SERVING 2 BEDROOMS

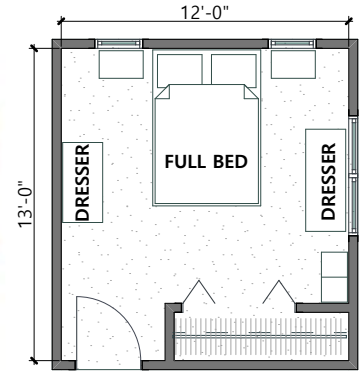
*Single bath, or 2 half baths with shared tub, or 2 separate small baths are a planning choice. Getting the doors to work in baths and bedrooms is often the difficulty

FLEX FUNCTIONS

*The flex rm is the xtra space one that not does not have to function as a full time bedroom. The very same moderate size room is shown below with a few different funtions.

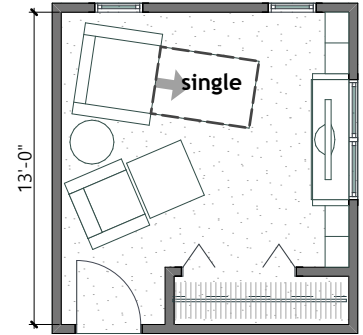
AS BEDROOM

*The flex rm often does want to have its core design satisfy a bedroom's requirement. This layout shows a desiriable window arrangement and classical set up with 2 dressers and comfortable closet. The closet offset doors are on purpose offering an inside corner for furniture benefiting other furniture arrangements (below). This is a tradeoff for a less useful corner inside the closet.



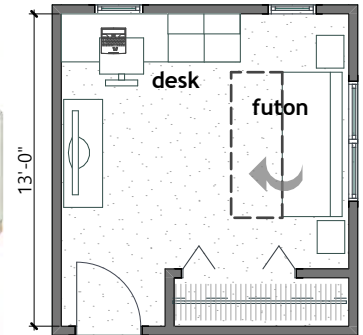
AS READING/TV/GUEST ROOM

*A single convertible bed shows this illustration along with an additional lounge chair. Both are focused toward a larger TV in a wall built in. Note the bookcase killing into the closet wall with the purposefully offset door. *The bed wall with the 2 high windows wants an arrangement of 2d art/memorabilia appropriate to a 'den' space.



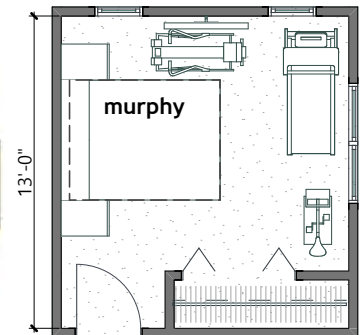
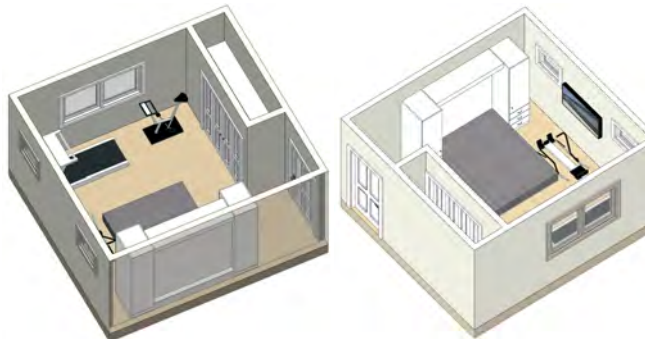
AS OFFICE/GUEST ROOM

*A futon style guest bed shows this illustration. The futon format is lighter looking, and easy to convert. The mattress not always so comfortable. *In this small/modest size bedroom the walk around space with the guest bed open is limited. In general the frquency of guest(s) might decatce the best furniture to satisfy that requirement.

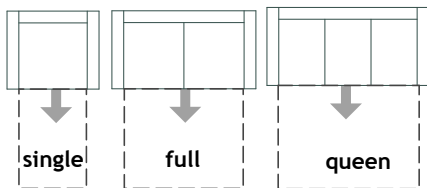


AS EXERCISE/GUEST ROOM

*A fold down murphy bed shows. The murphy assembly has some storage. The floor area allocated for the queen size murphy mattress in the floor position could be used for yoga/exercise area/mat. Hence the equipment around the edge of the mattress position. Equipment can be moved- but usually not very easily. A hard floor surface helps.

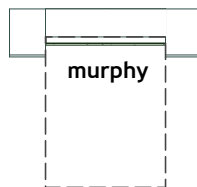


CONVERTIBLE BED OPTIONS



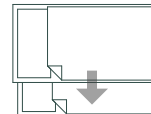
PULL OUTS

*or pull out couch can be had in different widths. some (european) designs operate easily



MURPHY BEDS

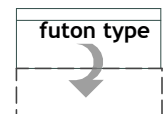
*fold up onto the wall - usually looking 'built-in'. check orientation and sizing for best fit.



single bed with pull out below

2 for 1

*the pull out on the floor does not make the best bed but thatv is not always the prime criteria.



2 for 1

*the futon couch turns into a futon bed. easy. the bed position takes up very little more space than the couch.