

Range  
Hood

# Range Hood

Used to pull fumes and smoke from the cooktop.

Fumes may vent to the outside or be filtered and replaced into the room.



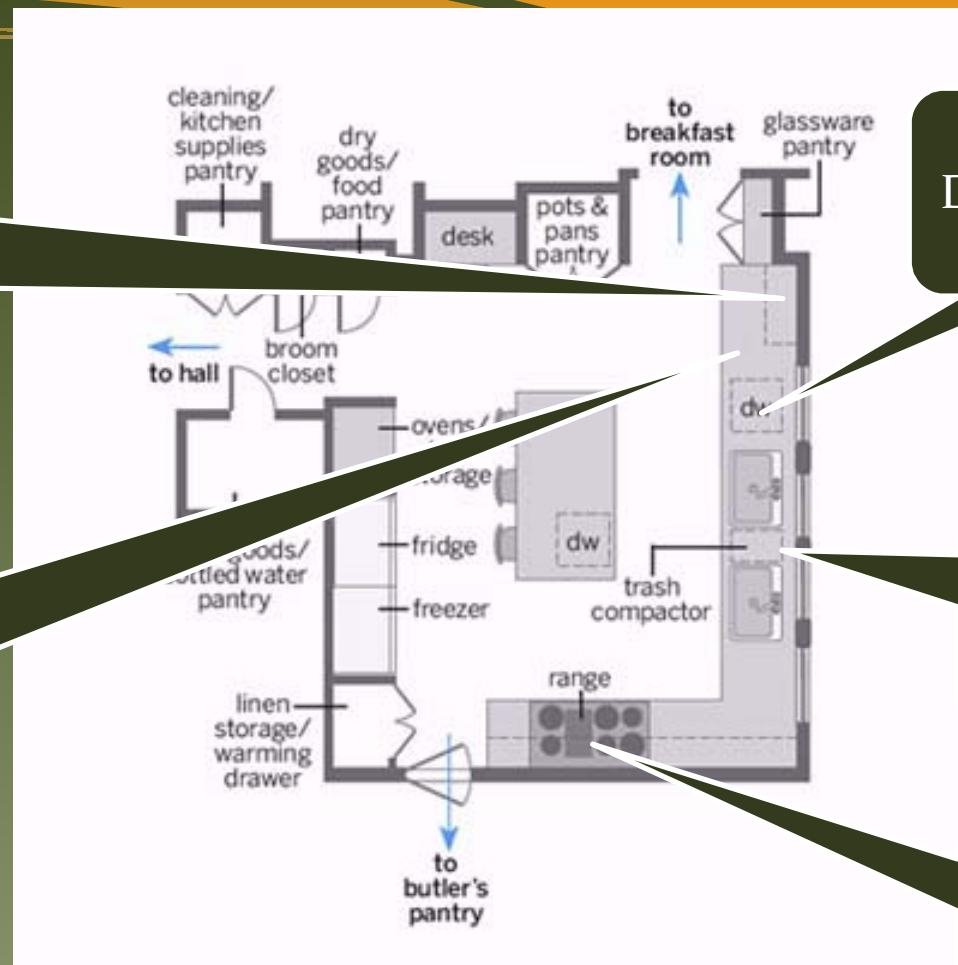
# Range Hoods



Range hoods come in all shapes, styles and sizes, but all perform the same function...They remove smoke, fumes and odors from the cooktop.

Upper Cabinet:  
*Shown with dashed line 12" off wall*

Lower Cabinet:  
*Shown with solid line 24" off wall*



Dishwasher

Sink

Range  
(Stove)

## Kitchen Cabinets and Appliances (Floor Plan View)

# The End

## Kitchen Types and Layouts

Press [Return](#) to go back to  
Table of Contents



# Bathrooms & Powder Rooms



Press [Return](#) to go back to  
Table of Contents

# Bathrooms & Powder Rooms



Some bathrooms may be plain and simple, or very ornate.

Some bathrooms may be small while others may be very large.

It is often said in Real Estate that what typically sells a house is the kitchen and the bathrooms.



# Bathrooms & Powder Rooms



## Attributes:

The smallest bathrooms are called Powder Rooms.

Another name for a Powder Rooms is a Half Bath

A Half Bath is a small bathroom without a tub or shower.

A Powder Room contains only a sink and a water closet (Toilet).

The sink in any bathroom is referred to as a Lavatory and is used for washing face and hands.

Lavatories without a base cabinet are known as Pedestal Lavatories



# Bathrooms & Powder Rooms



## Attributes:

Bathrooms are considered part of the Service Area, but are usually located in the Sleeping Area of the house near the bedrooms

## Specifics

### Door Size:

2/0 x 6/8 Minimum

2/4 x 6/8 Maximum

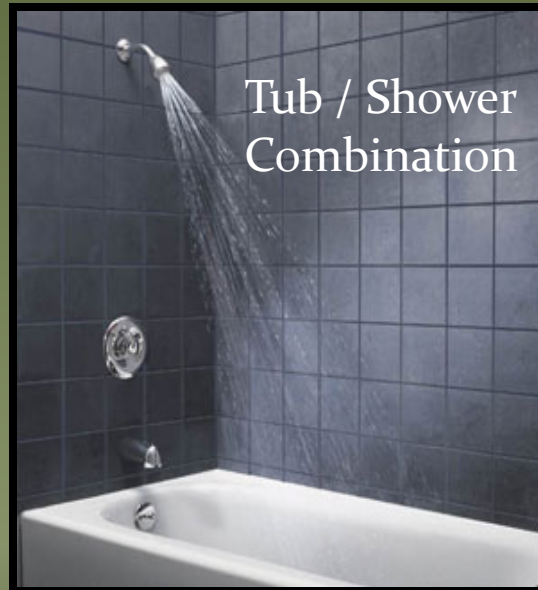
2/4 x 6/8 Recommended

Bathrooms Require an electric exhaust fan to remove moisture from the air.

**Note:** Old building codes used to allow an exhaust fan to NOT be installed if there was an operable window in the bathroom.

# Bathrooms & Powder Rooms

The most common Full Bathroom arrangement contains the following fixtures:





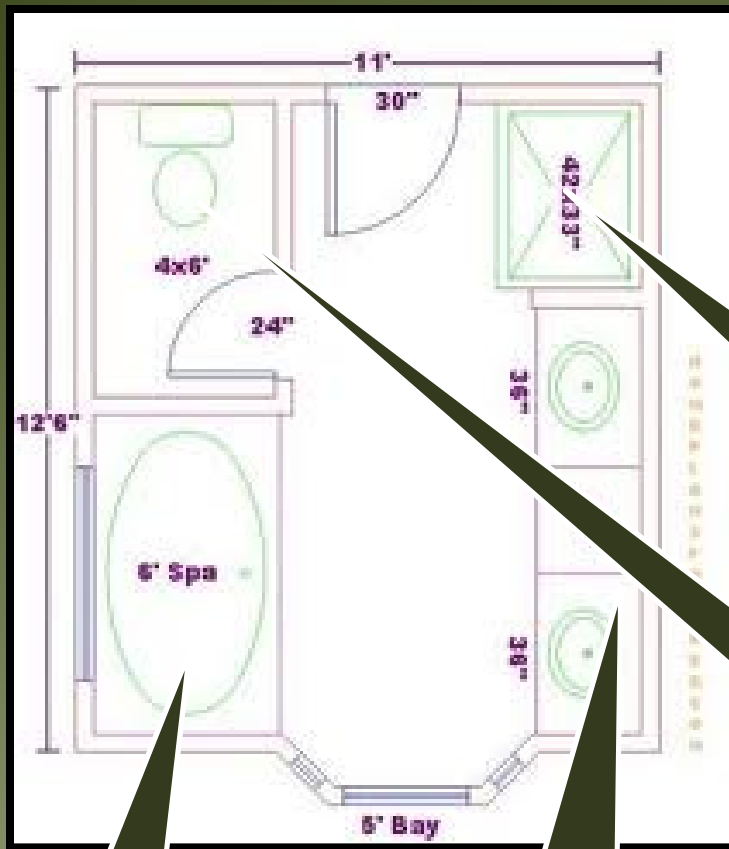
# Bathrooms & Powder Rooms

Many bathrooms are upgraded depending on the size and luxury level of the home.



Many will contain upgraded tubs, and showers.

# Bathrooms & Powder Rooms



## Compartmentalized Bathroom:

Compartmentalized Bathrooms are usually used in larger homes. In these type bathrooms, the water closet is placed in a separate room from the other parts of the bathroom.

Tub

Vanity With  
Lavatories

Shower

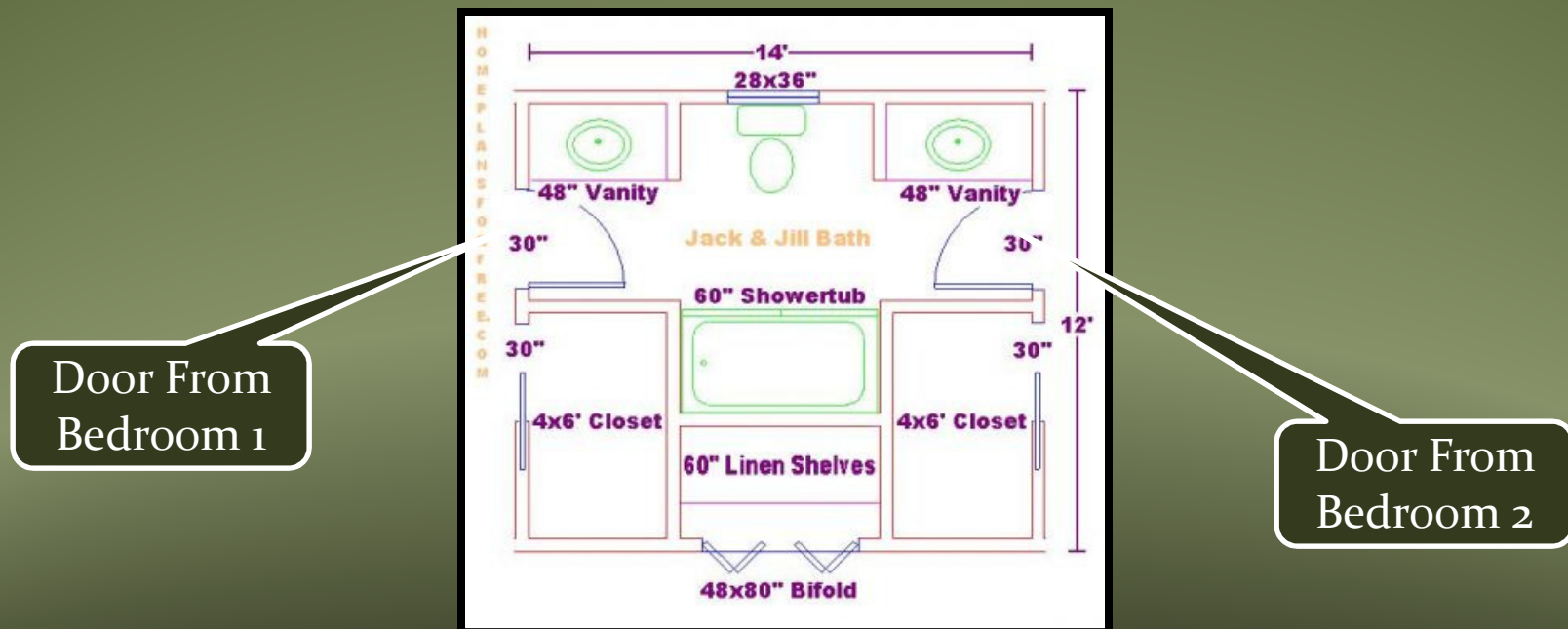
Water  
Closet  
in separate  
room

# Bathrooms & Powder Rooms

## Jack & Jill Bathrooms:

Jack & Jill Bathrooms are used in between two bedrooms.

Each bedroom has a door leading directly to the bathroom without having to walk through a hallway.



# Bathrooms & Powder Rooms

## Specific Measurements for Bathrooms:

### Water Closet Spacing:

- Water Closet Centerline to Adjacent Wall or Tub = 18"
- Water Closet Centerline to Lavatory = 15"
- A minimum 21" clear space must be provided in front of the water closet



# The End Bathrooms and Powder Rooms

Press [Return](#) to go back to  
Table of Contents



# Laundry Rooms & Utility Rooms



Press [Return](#) to go back to  
Table of Contents

# Laundry Rooms & Utility Rooms

Utility Rooms and Laundry Rooms are often one room in the same, however some houses have them as two separate rooms. These rooms are designed for multiple functions that include:

- Washing, Drying & Folding Clothes
- Long Term Food Storage (Sometimes)
- Often contains Electrical Panel



# Laundry Rooms & Utility Rooms

## Rooms

- **Water Heater Storage**

Water Heaters are usually powered by electricity or by natural gas. Gas fired heaters must be vented to the outside via a vent through the roof or an adjacent exterior wall.

Gas Water heaters in a utility room must be located to accommodate these ventilation requirements



# Laundry Rooms & Utility Rooms

- **Furnace / Air Conditioner Storage**

Placing the air conditioner and furnace in an interior utility room is a nice convenience because it allows for easy maintenance.

If not located in a utility room, this equipment is either located in the attic, or in a crawl space if the house has a crawl foundation.





# Laundry Rooms & Utility Rooms

- **Electrical Panels**

In homes with a garage, the electrical panel is usually located in the garage.

Often times however the electrical panel is placed in a utility room or utility closet.

The electrical panel contains circuit breakers that control the supply of electricity to the rest of the house





# Laundry Rooms & Utility Rooms

## Laundry Room Specifics In Review:

- These rooms are often placed near Garages or in Basements.
- Many newer home designs place these rooms in the Sleeping Area of the house because that's where the dirty clothes are before being washed, and where they will be returned after being washed.
- Standard Door size should be Minimum 2/8 x 6/8.  
In order to provide room for a washer and dryer to fit through the door.

# The End Utility & Laundry Rooms

Press [Return](#) to go back to  
Table of Contents

# Garages, Carports & Breezeways



Press [Return](#) to go back to  
Table of Contents

# Garages, Carports & Breezeways

Garages are enclosed structures used to contain automobiles, boats, trailers equipment or other similar devices.

These rooms are typically NOT climate controlled, meaning they do not have heat or air conditioning, and their area is not included in heated square footage calculations for a structure.

Garages may be attached to the house, or free-standing ...(Detached)





# Garages, Carports & Breezeways

## Common Garage Layouts

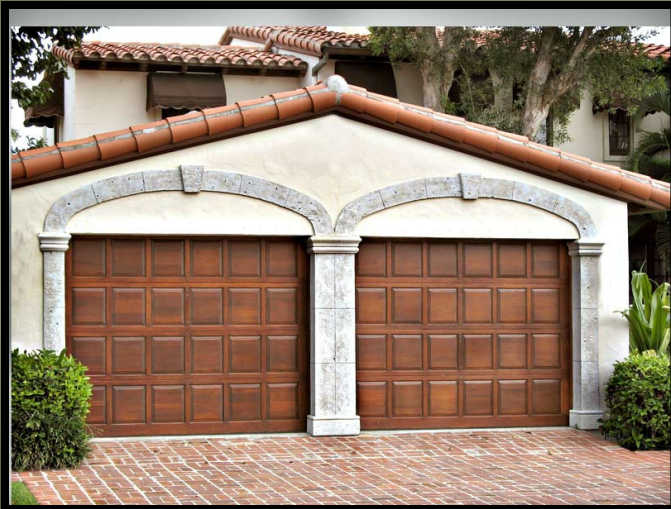




# Garages, Carports & Breezeways

Two Car Garages usually have one of the following door configurations:

- (2) 7' High by 8' Wide Sectional Doors
- (1) 7' High by 16' Wide Sectional Door
- (1) 7' High by 18' Wide Sectional Door (Special Order)



# Garages, Carports & Breezeways

Three Car Garages usually have one of the following door configurations:

- (1) 7' x 8' Sectional Door and a 7' x 16' Sectional Door
- (3) 7' x 8' Sectional Doors



# Garages, Carports & Breezeways

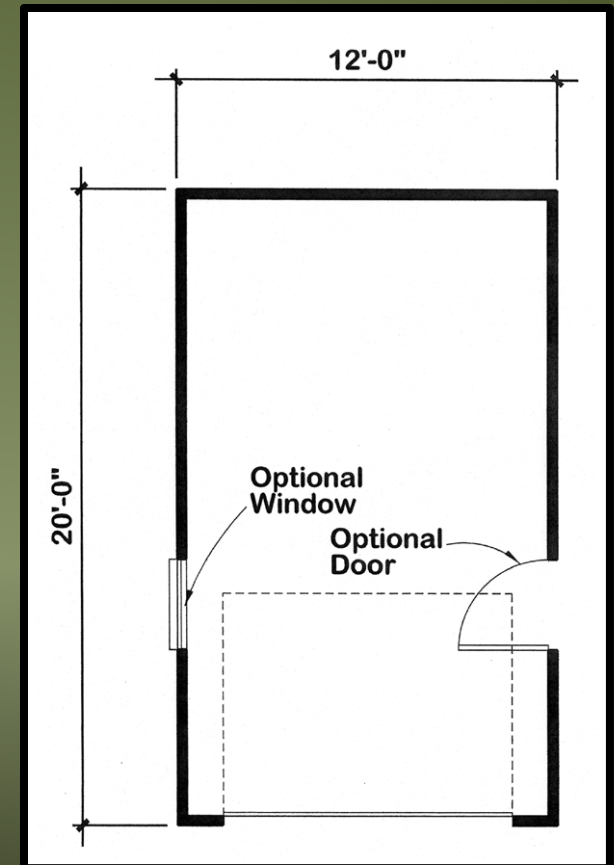
## Single (1) Car Garage

Minimum Size for a Single Car Garage is:

11' wide x 19' deep

Maximum Size for a Single Car Garage should not exceed:

16' wide x 25' deep





# Garages, Carports & Breezeways

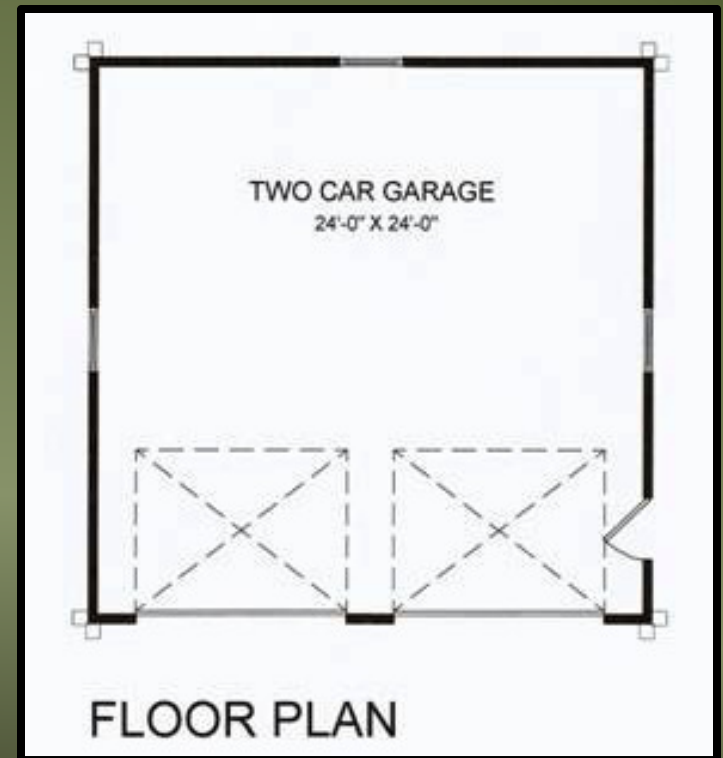
## Double (2) Car Garage

Minimum Size for a Two Car Garage is:

20' wide x 20' deep

Maximum Size for a 2 Car Garage is:

25' wide x 25' deep



# Garages, Carports & Breezeways

## Double (2) Car Garage

With modern cars and SUV's being larger than in years past, the minimum of 20' x 20' for a Two Car Garage is really too small.

Parking is possible, however opening the car doors and walking between the cars is difficult.

A more accurate size for a Two Car Garage is:

22' wide x 24' deep





# Garages, Carports & Breezeways

Carports are simply a roof over a parking area. No side walls are present.

Used to protect automobiles from weather

Minimum size for a double carport is also:

20' x 20'



# Garages, Carports & Breezeways

Attached carports , as shown at right are enclosed on one side.

These carports are simply roof structures attached to a house on one side, and supported on the other side by columns or posts.

Occasionally a storage room is built into the “nose” of a carport.





# Garages, Carports & Breezeways

A Breezeway is a part of a building that joins a main building to a garage.

Breezeways provide roof covered access to the garage, but usually do not provide coverage with walls.

In cold or rainy climates, breezeways may be built that contain frame walls or glass enclosures.



Breezeway  
between house  
& garage

# The End Garages, Carports & Breezeways

This Also  
Ends the Unit  
on

Service Areas

Press [Return](#) to go back to  
Table of Contents