

## Basic Floor Plan Requirements

Following are some basics to keep in mind while designing your home.

- Walls
  - Exterior Brick Walls: 11"
  - Exterior Siding Walls: 7"
  - Interior Partition Walls: 4.5"
- Exterior Doors
  - Should be 3'-0" wide
  - Should swing inside the house.
- Interior Doors
  - Typically 2'-8" wide except for areas you will need to bring large appliances such as Washers, Dryers, Stoves, etc.
  - Try to swing doors against a wall, not into the middle of the room.
  - When possible hold doors 3" off the corner from walls.
- Archway Openings: Show two dashed lines representing this area.
- Hallways: Minimum 3'-0" wide
- Stairs
  - Minimum 3'-0" wide
  - Rise: Max 8.25", Run: 11" tread
- Closets
  - Typical inside depth: 1'-10"
  - Show closet shelf, 1'-0" deep, with dashed line offset inside 2" for hanging.
- Bathrooms
  - Toilets need to be held 1'-4" off the wall from the center of the toilet. They also need to have at least 3' width space and hold 1" off back wall.
  - Try to locate toilets in the bathroom so it is not visible from another room.
  - Bathroom counters are 1'-9" deep.
- Laundry Room/ Washer-Dryer Closets
  - Hold Washer and Dryer 3" off back of wall and at least 2" at sides.
- Kitchen
  - Work Triangle: The relationship of the stove, sink and refrigerator
  - Kitchen Counters are 2'-0" deep.
  - Kitchen Upper Cabinets are 1'-0" deep
- Bedrooms
  - Minimum size 9'x10', and can go no smaller than 9' in depth.
  - Needs to have closet.
  - Window must be at least 3'-0"x 5'-0" (if double hung) for egress purposes.
  - W.I.C. needs to be min 4'-0"x 5'-0".
- Basements: Need to have door to basement unless it is finished. A door at the bottom is called a "doghouse".
- Garages
  - Single Overhead door: 8'-0" or 10'-0" wide by x 7'-0" tall
  - Double Overhead door: 16'-0" or 18'-0" wide by x 7'-0" tall
  - Min. size for a 2-car garage is 20'x20'.