

Basic Floor Plan Requirements

Following are some basic recommendations 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.
 - W.I.C. should be no less than 4'-0" x 5'-0".
- **Bathrooms**
 - Hold toilets **a min.** of 1'-3" off the wall from the center of the toilet. They also need to have a **min.** 2'-6" width space, 21" space in front, 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**
 - For a stackable washer and dryer, provide a minimum space of 40 inches deep and 32 inches wide. A side-by-side washer and dryer need space measuring at least 40 inches deep and 56 inches wide.
- **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**
 - Can be no smaller than 7' in either direction, or a minimum of 70 sq.ft.
 - Should have a closet. (Although code doesn't require it, it is **HIGHLY** recommended)
 - A bedroom window can be between 24 and 44 inches from the floor, it needs at least 5.7 square feet for the opening, and it must measure no less than 24 inches high and 20 inches wide.
- **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'.

