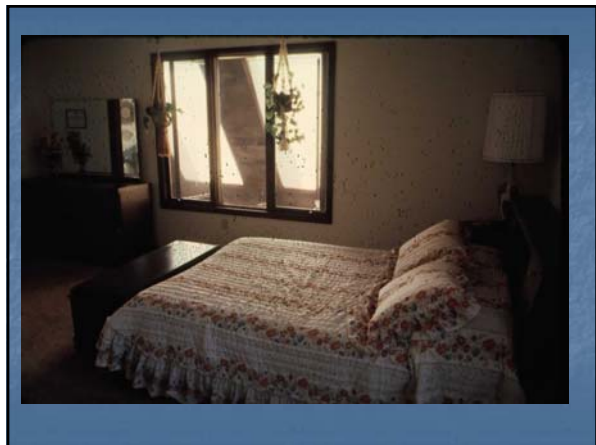


Bedrooms & Bathrooms



Bedrooms & Bathrooms

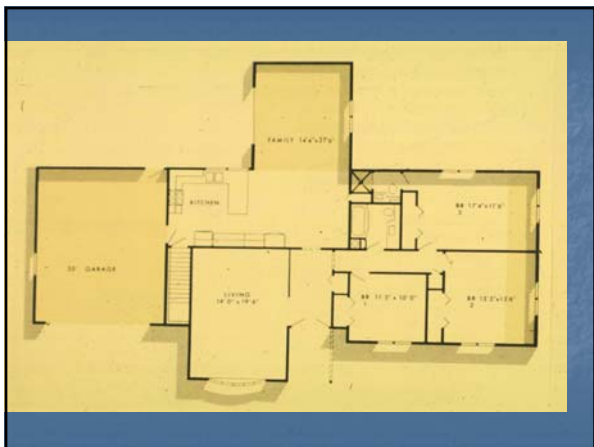
- Private Part of House
- Should be quiet and peaceful area

Bedrooms

- Sleeping
- Dressing
- Clothes storage

Bedrooms

- Number of bedrooms should be considered based on number of people living in house.
- All bedrooms should have own access to hallway.



Bedrooms

- Means of lowering sound in private areas
 - Sound resistant construction & materials
 - Sound absorbing furnishings
 - Sound absorbing finishes
 - Barriers

Bedrooms

- Other considerations
 - Distance between bedrooms
 - Distance to:
 - Bathrooms
 - Work areas
 - Social areas
 - Location of extra bedroom linens

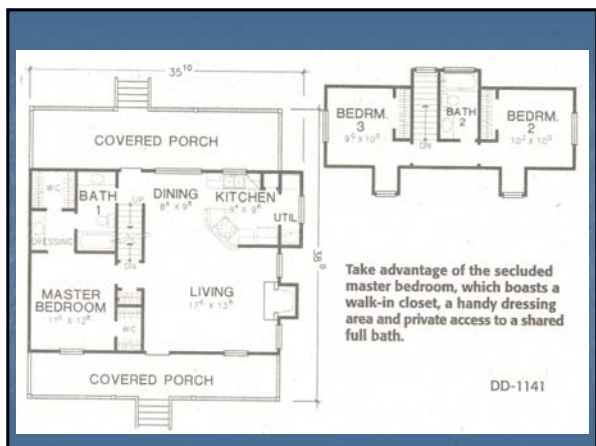


Bedrooms

- Other considerations
 - Outside influences and noise
 - Placement of bedrooms on southern side of house
 - For 2 story house, disabled will require 1 full bath and bedroom on main floor

Bedrooms

- In 2 story house
 - Either master bedroom, guest and/or teenage bedrooms could be located on extra floor
- Bedroom for elderly should have its own bathroom



Bedrooms

- Size Categories (approximate):
 - Small – 100 ft²
 - Medium – 125 to 175 ft²
 - Large – >175 ft²

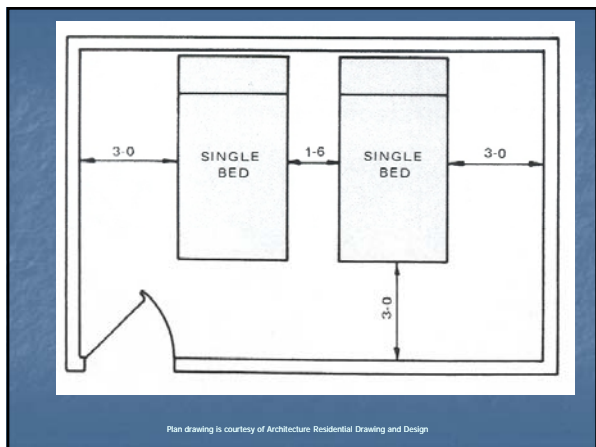


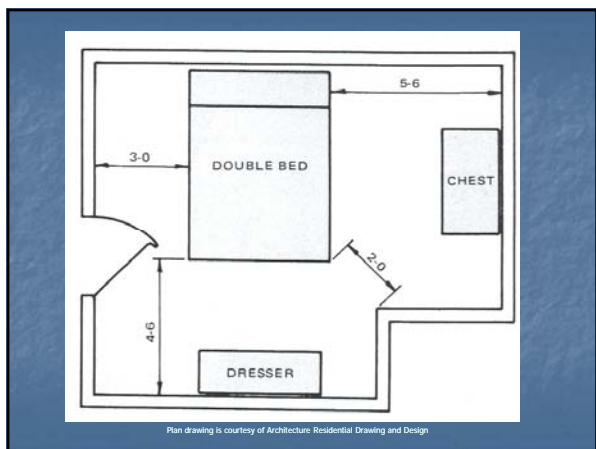
Bedrooms

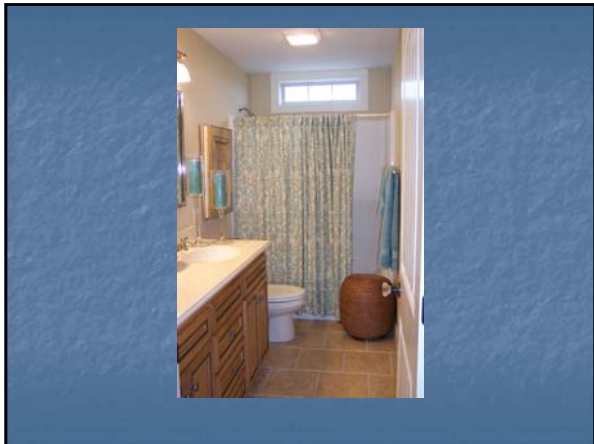
- Space needs within bedroom:
 - Bed
 - Dresser
 - Nightstand & lamp
 - TV/Sound system
 - Chair
 - Desk/computer
 - Exercise equipment

Bedrooms

- Spacing needs
 - At least 16" between bed and wall
 - Handicap – at least 3' around bed
 - At least 36" area around dresser

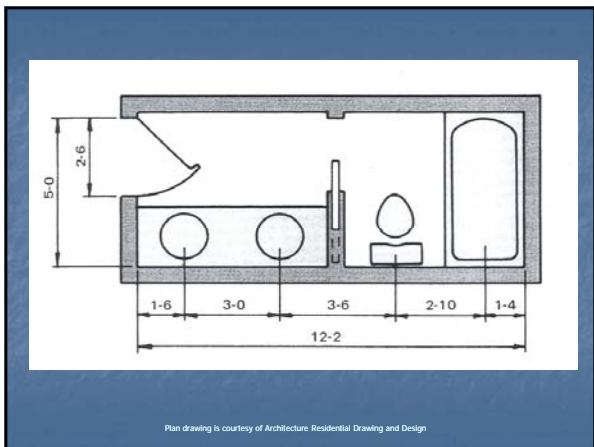




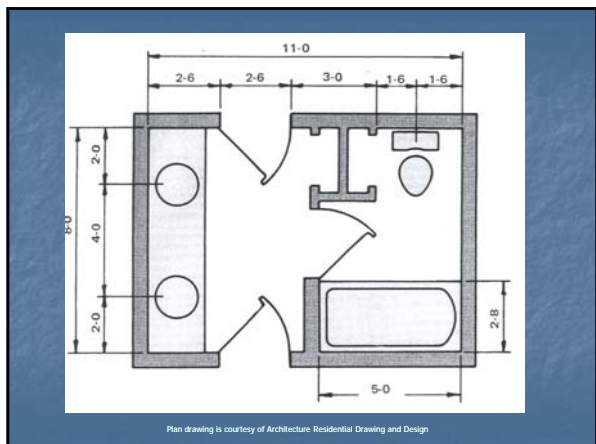


Bathrooms

- Considerations
 - Décor should be easy to clean and resistant to moisture
 - # people using the bathroom
 - Multiple people may require 2 sinks
 - Room could be zoned
 - Separate toilet and tub from sink
 - Separate toilet from rest of room



Plan drawing is courtesy of Architecture Residential Drawing and Design

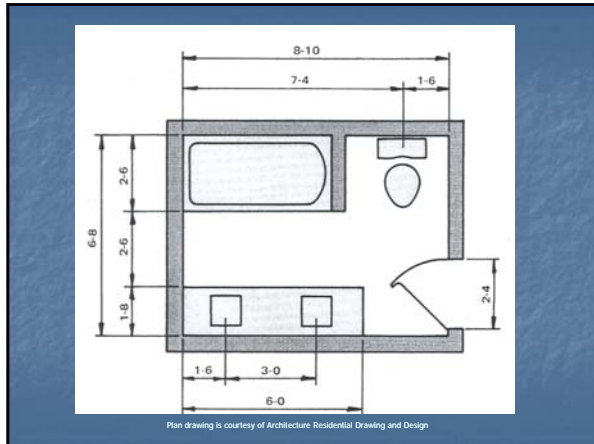


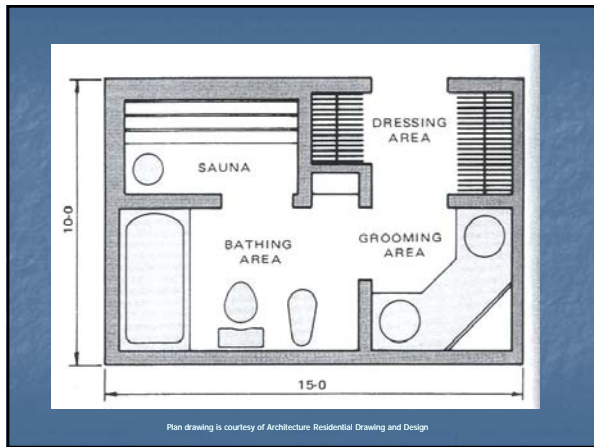
Bathrooms

- Provide visual & sound barrier
 - Do not open to social areas
 - Generally toilet should not be seen through open doorway
- For economical purposes, bathrooms should be located:
 - Above each other on 2 story houses
 - Near other plumbed rooms

Bathrooms

- Sizes
 - Minimal size 5' x 8'
 - Large – 10' x 10' or 10' x 12'
 - Handicap assessable requires at least 5' x 5' open space for turning and maneuvering
- Family bathroom will require more countertop space and storage area





Bathrooms

- Fixtures
 - Toilet (water closet)
 - Sink (lavatory or vanity)
 - Tub or shower

WIDTH	LENGTH	HEIGHT	STANDARD TUB
30-3/4"	60"	14"	
30"	60"	16 1/2"	
30"	60"	18"	
31 1/2"	60"	18"	
31 1/2"	60"	18"	
30-3/4"	72"	18"	

SQUARE TUB			HEIGHT
WIDTH	LENGTH	HEIGHT	12"
23"	42"	60"	14"

WATER CLOSET			
FLOOR MOUNTED TWO-PIECE	WIDTH	DEPTH	HEIGHT
	17"	26 1/2"	28 1/2"
	18"	26 3/4"	28"
	31"	29 3/4"	28"
FLOOR MOUNTED ONE-PIECE	WIDTH	DEPTH	HEIGHT
	20 3/8"	27 3/4"	28"
	20 3/8"	29 3/4"	28"
WALL HUNG TWO-PIECE	WIDTH	DEPTH	HEIGHT
	22 1/2"	28"	31"
WALL HUNG ONE-PIECE	WIDTH	DEPTH	HEIGHT
	14"	24 1/4"	19"

INSET			HEIGHT
WIDTH	DEPTH	HEIGHT	16"
19"	27"		

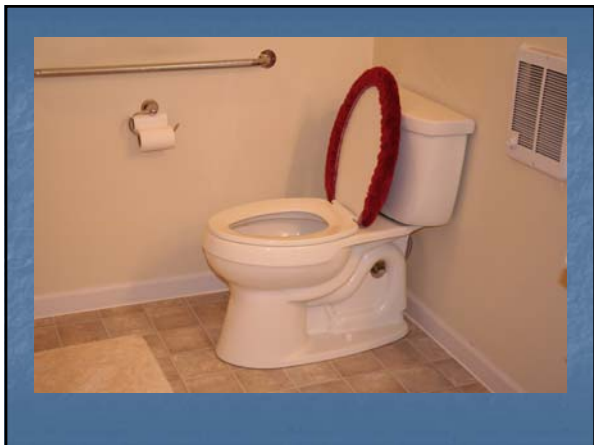
WALL HUNG SINK			HEIGHT
WIDTH	DEPTH	HEIGHT	16"
18"	15"		
22"	15"		
24"	20"		

CIRCULAR LAVATORY	
DIAMETER	18"

Fig. 6-22. Common sizes of bathroom fixtures.

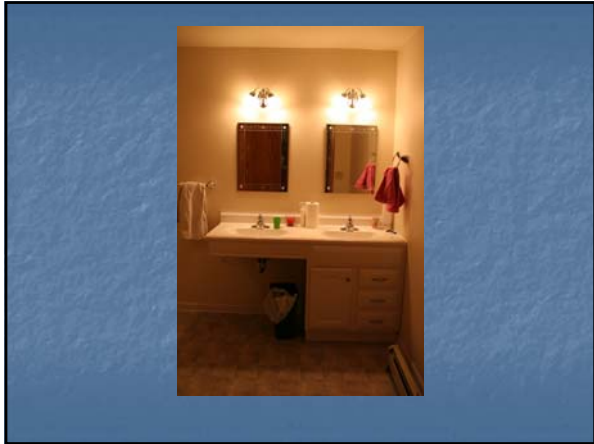
Bathrooms

- Functionality of fixtures
 - Toilets
 - Avoid placing under windows
 - Installation space at least 30" wide
 - Handicap area at least 36" wide
 - Height between 15" – 19"
 - Not visible from another room when door is open



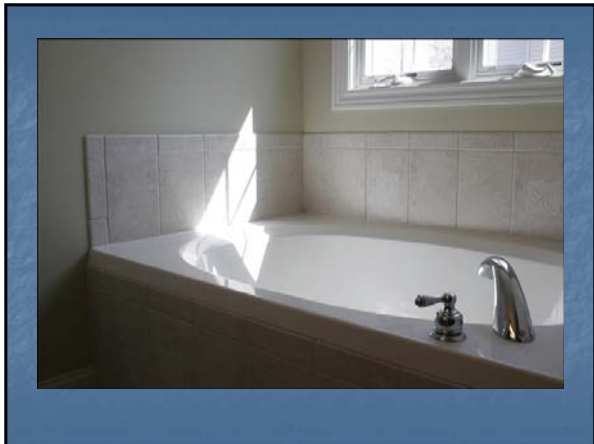
Bathrooms

- Functionality of fixtures
 - Mirrors
 - 36" to 40" from floor
 - Full length mirror would be appropriate
 - Well lighted area
 - Angled downward or lowered for wheelchair person
 - Medicine cabinets mounted so top shelf is no more than 50.5" from floor



Bathrooms

- Functionality of fixtures
 - Tubs
 - Nominal size 30" by 60"
 - Shower heads installed above tubs for versatility
 - Tub rim <18" from floor
 - Various type of seats, stools and transfer seats are available for handicap accessibility



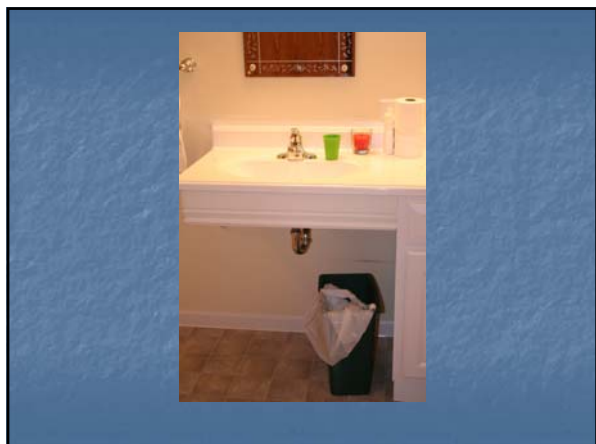
Bathrooms

- Functionality of fixtures
 - Tubs & Showers
 - Floors should be flat & slip resistant
 - Shower minimum size 30" by 30"
 - Handicap showers should have folding chair




Bathrooms

- Functionality of fixtures
 - Lavatories (sinks)
 - 30" to 36" from top of rim to floor
 - Faucets <18" from front




Bathrooms

- Functionality of fixtures
 - Ventilation – Exhausting high moisture air
 - Window – at least 3 ft² of unobstructed window opening
 - Exhaust fan – 1 cfm/ft² of space or 50 cfm minimum



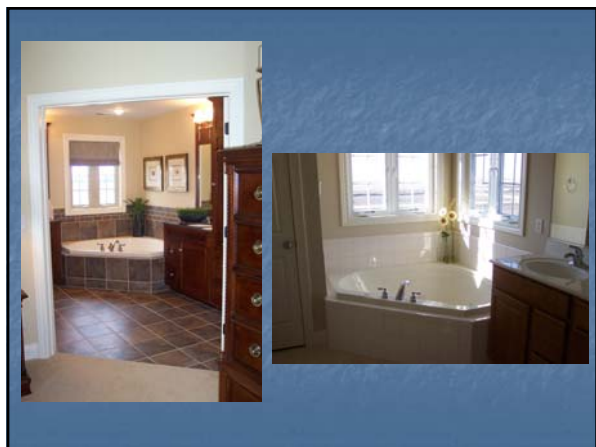
Bathrooms

- Functionality of fixtures
 - Electrical switches should not be near tub or toilet
 - GFCI outlets should only be used



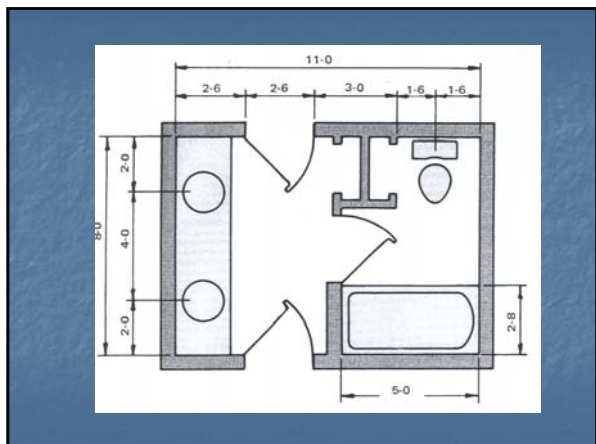
Bathrooms

- Functionality of fixtures
 - Jacuzzi or Whirlpool
 - Pump & motor should be easily accessible
 - Water heater should be able to supply enough water
 - Make sure interior is big enough
 - Floor should be able to sustain all loads from jacuzzi
 - Separate electrical circuit w/ automatic shutoff



Bathrooms

- Access to bathroom should be through common hall
- Multiple users may need multiple doors
- Door width >30". Handicap >32"
- Door should open into bathroom (typical)



Bathrooms

- Other options
 - Saunas
 - Walk-in showers
 - Grooming area
 - Dressing area

Bathrooms

- Grab bars
 - 1.25" diameter
 - 1.5" away from wall
 - Horizontal – pushing up
 - Vertical – pulling up
 - Should be reinforced in walls

