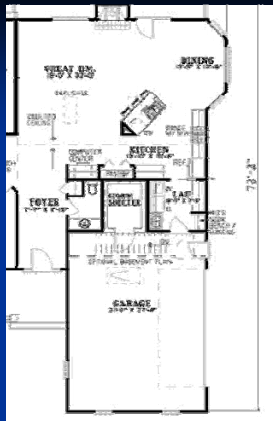# Service Areas – Garages, Offices and Laundry Rooms

Service Areas

- Kitchen
- Utility Room
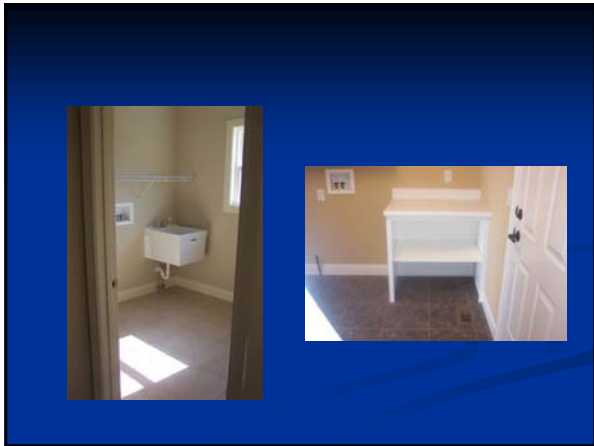- Laundry Room
- Mud Room
- Garage

Utility Room/Laundry Room

- Usually together
- Laundry Room
  - Clothes Care
- Utility Room
  - Storage
  - Work area
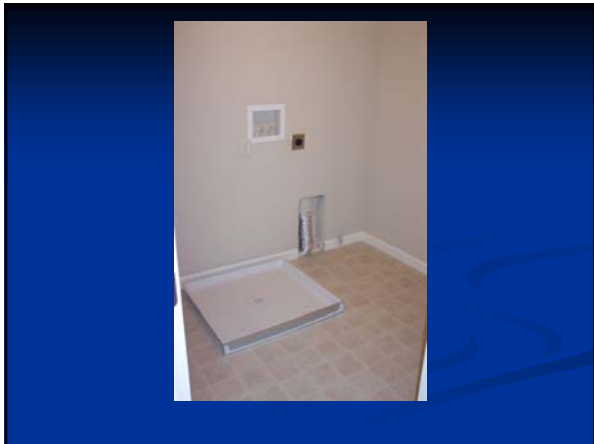 - Cleaning supplies & equipment

Laundry Room

- Appliances-Fixtures
  - Washer
  - Dryer
  - Ironing board
  - Laundry tub
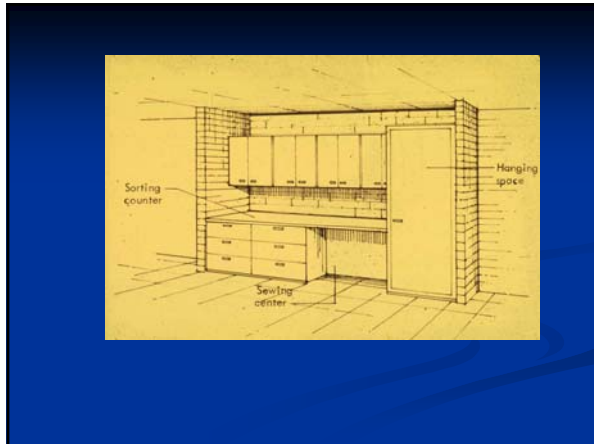 - Cabinet space
  - Shelves

Important Aspects of Room

- Water resistant flooring
- If located downstairs – use laundry chute
- Ironing board requires 4.5' by 6' area
- Counter/cabinet space
  - Hanging clothes
  - Folding clothes
  - Storage of detergents – clothes cleaning supplies

Important Aspects of Room

- Plumbing hookup for washer and laundry tub
- Dryer requires 230V outlet & vent exhaust to outside
- Dryer – electric or gas?
- Washer/dryer dimensions vary w/ type & model
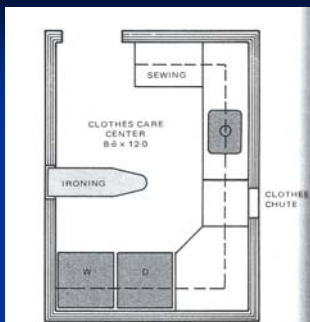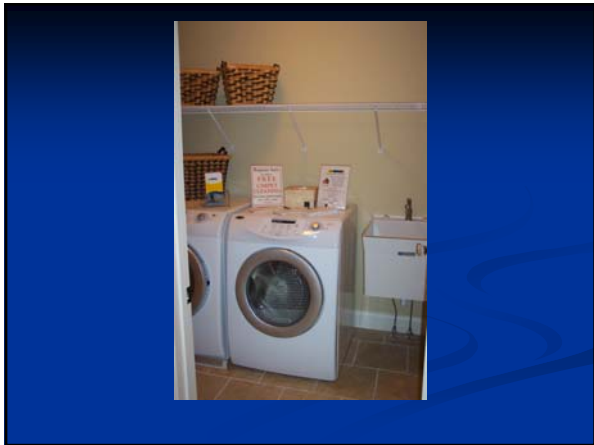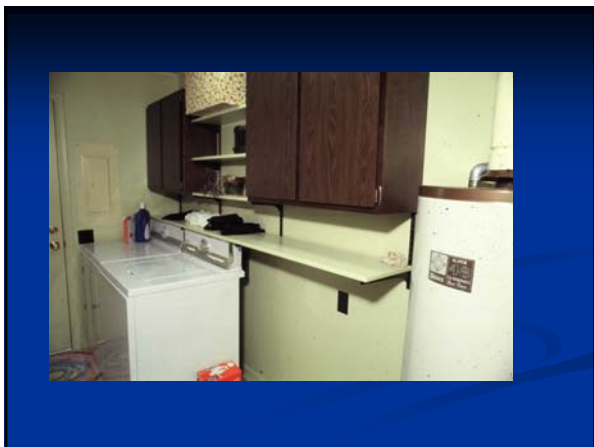
Washers

Washer/Dryers

Fig. 7-43. A modern clothes care center which provides for washing, drying, sewing, storage, and ironing.

Layout is courtesy of Architecture Residential Drawing and Design

Important Aspects of Room

- Water Heater & Electrical Panel often located in or near this room
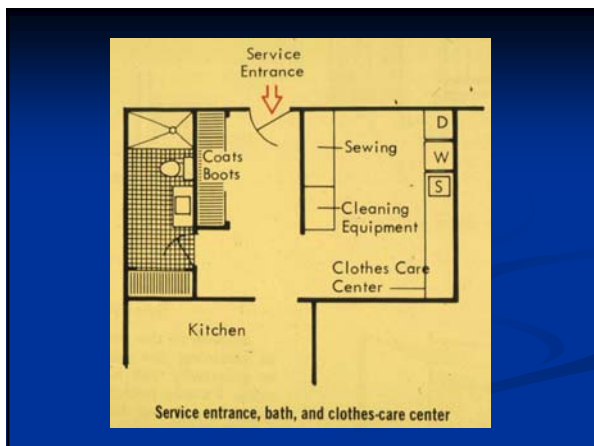- Insulated walls

Mud Room

- Located at outdoor entry
- Washer/dryer
- Shower

Garages

Garage Types

- Attached
- Detached
  - Walkway concrete and preferred covered
- Enclosed
- Carport
  - Usually in warmer climates

Garage Fixtures

- Storage
  - Cabinets
  - Shelves
- Work Areas
  - Work Bench
- Entry into House
  - Universal Design

Single Car Garages

- Sizes
  - Acceptable – 12' by 22'
  - Good – 14' by 22'
  - Better – 16' by 24'

SINGLE-CAR GARAGE
11' x 19'

STORAGE

SINGLE-CAR GARAGE
16' x 25'

STORAGE

CABINET   BENCH   CABINET

Layouts are courtesy of Architecture Residential Drawing and Design

2 Car Garages

- Sizes
  - Acceptable – 20' by 22'
  - Good – 22' by 22'
  - Better – 24' by 24'

3 Car Garages

- Sizes
  - Acceptable – 30' by 22'
  - Good – 34' by 24'
  - Better – 26' by 24'

Garage Work Areas

- Size should be adjusted for work and storage areas
  - Workbenches need at least 24"
  - Allow 24" – 36" of space between workbench and vehicle

Storage

- Should store;
  - Outdoor recreational equipment
  - Garden tools
  - Lawn tools

Design Criteria

- Flooring - @ least 4" reinforced concrete
- Ample windows & artificial lighting
- Proper floor drainage
- Not insulated (optional)
- Place between house and prevailing winter wind
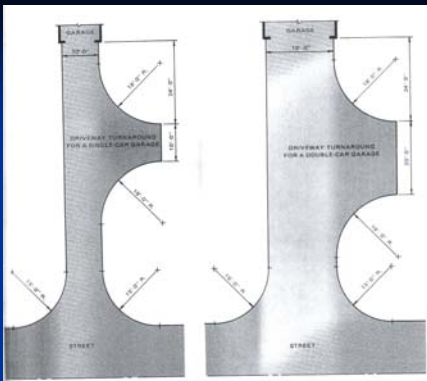- Entry door for access to yard – 32"

Garage Doors

- Single – 8' by 7'
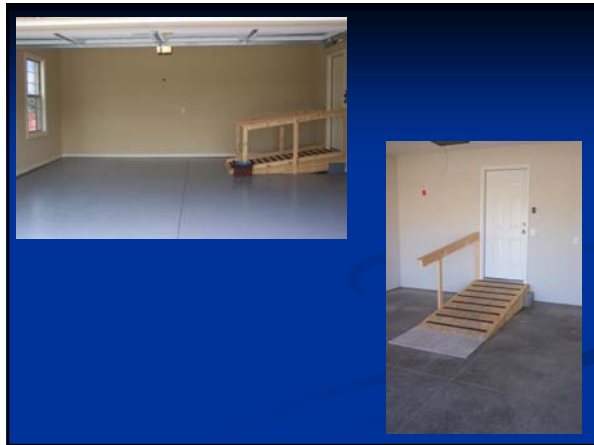- Double – 18' by 7' or 2 – 9' wide doors

Driveways

- Minimum width – 12'
- Turnaround radius – 18'
- Exit radius out to street – 15'
- Sloped away from the garage
- Turnaround recommended

Layout is courtesy of Architecture Residential Drawing and Design

Handicap Assessable

- Garage needs to be at least 5' – 8' longer and wider
- Stepless entry
- Automatic garage door opener

Office Area

Types of Home Offices

- Home Based Businesses
- Occasional work at home
- Informal office

Home Based Business

- Working at home full time
- Dedicated area with necessary telecommunications
  - Fax
  - Computer
  - File storage
- Should be away from busy area of house
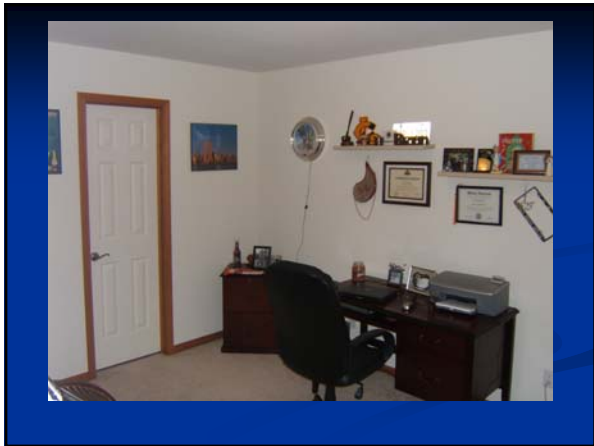
Home Based Business

- Possible client visitation and space for extra worker
- Tax deductible?
- City ordinances?

Occasional Work at Home

- Working at home part time
- Same dedicated area with telecommunication needs
- No client visitation

Informal Office

- Usually used to pay bills or do homework
- Only desk is needed or area to store files or bills
- Can be part of another room
  - Kitchen
  - Extra bedroom

Office Configuration

- Entry Accessibility
- Size of office is determined by furniture needs

Work Area

- Straight – can fit in small area
- L shaped – less room & retrofitted in existing homes
- U shaped – keeps work within arm reach on 3 surfaces
- Parallel – provide more work surface
- Double L Shaped – used for 2 workers

Furniture Specifications

- Work surface
  - 30" deep
  - 5' wide
  - 23" wide leg room underneath
  - 20"-28" of desk height to floor
- Monitor – top line of screen at or below eye level
- Keyboard & Mouse – 2"-4" from front edge of work surface

Furniture Specifications

- Filing Cabinets
  - Vertical – 24" to open
  - Lateral – 18" to open
- Chair – 39" of floor space between desk and other furniture

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