Moderate-size House Plan for Southern Living
-- STUDY PLAN I --

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A WELL-DESIGNED PLAN for a home must include considerations involving work efficiency, traffic patterns, room and site orientation and structural details. The home planner and builder necessarily will evaluate and make choices while aiming at maximum use for optimum satisfaction in the completed home. Some principles associated with these considerations are:

1. WORK EFFICIENCY
   a. Plan work areas with storage needs for smooth progress of work and a minimum retracing of steps. Details will depend on the work habits of persons for whom the plan is made. In general, a right to left work flow is a good point of departure. Think through each major homemaking job and plan work areas accordingly.
   b. Provide storage space to permit supplies and materials to be stored at place of first use.
   c. Plan storage so items are easy to see, easy to reach and easy to grasp (avoid stacking unlike articles either horizontally or vertically).
   d. Use pass-throughs to reduce walking, lifting, carrying and time for each activity.
   e. Provide play-areas for small children near the mother's working area, but out of passageway.
   f. Plan dual use of space wherever possible.

2. TRAFFIC PATTERNS
   a. Route traffic around conversation and work areas.
   b. Provide easy access from rear entrance to wash-up and bedroom areas.
   c. Separate areas requiring quiet and privacy from those involving group activities.

3. ROOM AND SITE ORIENTATION
   a. Plan areas for daytime use to take advantage of pleasing views.
   b. Locate bedroom areas and terraces to take advantages of summer breezes.
   c. Plan for maximum use during winter of solar radiation in areas for daytime use.
   d. Eliminate, as much as possible, summer sun from work areas.
   e. Plan living areas to minimize exposure to winter winds.

4. STRUCTURAL DETAILS
   a. Plan wall arrangements and spacing in conformance with methods of construction to permit optimum utilization of construction materials.
   b. Install plumbing, wiring panels and junction boxes in accessible areas for ease of maintenance. Provide spare electrical outlets in the wiring panel for future expansion.
   c. Plan construction to provide environmental control at minimum cost. Lack of insulation and excessive window area will increase heating and cooling costs.
Extensive research on Southern housing has been done in recent years. Researchers have been interested in what people want in housing, why they want it, how much space is needed and how to plan for it. Researchers also have considered the materials, type of construction, details of construction, soil, site and numerous other factors related to housing. Homemakers and home builders are faced with the problem of how to use this research in planning a new home, remodeling an old one or buying a ready-built one.

This study plan is the first in a series of guides developed to help home builders and homemakers use available research recommendations effectively. The plan attempts to make optimum use of floor space. Each of the space needs planned in this home is based on two types of research. The first consists of surveys to determine what the homemaker wants in her home. The second consists of laboratory studies to determine the space needed to accommodate these wants or goals.

Data from the Southern region, as well as reference material from other regions, have been used. Much of the work in the Southern region has been combined in Southern Cooperative Series Bulletin 58, for quick reference. Areas used in this plan from Bulletin 58 are:

- U-kitchen arrangement B, page 23. (Detail drawings of interior spaces for kitchen cabinets as well as a list of items to be stored also are presented).
- Dining area—8'-0” x 8'-0”, page 56—(Serving two sides and one end, three persons seated to a side).
- One-wall laundry arrangement (adapted), p. 58.
- Child’s play area—3'-6” x 5'-9”, page 62.
- Canning equipment and canned food storage, page 52.

Five additional research publications provided useful information for completing the plan. Areas planned from these publications are:

- Space for home sewing—U-arrangement adapted p. 24
- Rod closets for hanging clothing—p. 45
- Bathrooms
- Storage for household textiles
- Other household storage

Information is limited on bedroom and living room space needs. These areas are developed around the other units where definite information is available and meet general space recommendations in current usage.

**PROCEDURE**

STEP 1. The kitchen work center was used as a starting point in planning this house. Of the many kitchen plans shown in SCSB Bulletin 58, a U-arrangement was selected. A dining area, laundry area and child’s play area were selected to go with the kitchen arrangement. In the beginning stages of this plan, block models of the recommended spaces were prepared from the illustrations in this bulletin.
Figure 1. Block layout of kitchen, dining area, sewing area, utility area, play area and half-bath.

Figure 2. Block layout of total house floor plan with full bath, three bedrooms, rod closet space and living room space added to the block layout in Figure 1.
STEP 2. Through the use of the block models, a compact plan was developed by overlapping some areas for dual use. See Figure 1. Extra space was allowed in the kitchen to accommodate a freezer. There is pantry space for jars and canned food supplies. Storage for canning equipment is provided in the laundry area. This space may be used for other storage such as extra electrical appliances if canning equipment is not stored. The dining area was placed to provide easy access from the kitchen and the living area. If desired, a folding wall or portable divider may be used to separate this area from the living room.

Three bedrooms, living room and family bath were planned around the needed storage units. See Figure 2. Space in this house was planned for moderate clothing needs with two persons per bedroom. Central linen storage was placed at the end of the hall servicing three bedrooms and a bath. A closet for street wraps was provided in the living room. The optional half-bath and a closet for work and play clothes were placed near the rear door to accommodate family members coming into the house from outside work or play. To complete the house, space was added for a central heating and cooling unit and a water heater. Three pass-throughs were included for more work efficiency. One makes possible storage of soiled clothing from the bathroom side and removal from the laundry side for laundering, Figure 3. Above this storage unit is a cabinet where bath linens can be stored from the laundry area and used from the bathroom. In the storage wall between the utility area and the dining-sewing area, a pass-through
Figure 6. Layout of floor plan for a three-bedroom house with moderate space allotments.

### STORAGE AND CLOSET SCHEDULE

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<td>MISC. STORAGE ABOVE FREEZER</td>
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<td>SEWING &amp; CHINA CLOSET</td>
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<td>SHELVES FOR CANNED FOODS</td>
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makes possible the storage of unironed clothes (and clothes for mending) from the utility side and removal on the sewing side for ironing and mending, Figures 4 and 5.

The bedrooms were placed so they may be reached without going through the living or kitchen areas. Miscellaneous wall storage was provided in the laundry area, above the freezer and in the family bath.

The water closet and bath supply storage for the half-bath are optional. The wash basin is not optional, but should be large enough to serve as a tub for spotting and hand washing in the laundry area. If the water closet is omitted, the shelves for canned food may be placed parallel with the outside wall.

STEP 3. A layout of the floor plan was made, adjusting space to provide for wall areas and a minimum width of 3'-6" for hallways, Figure 6. In the laundry area, 4'-0" width was provided to allow easy passage when someone is working there. Window sizes and locations were determined from considerations of the room, wall area, lighting and environmental control.

This study plan represents the interpretation of research data by personnel of the Texas Agricultural Experiment Station. Its purpose is to show the contractor or home builder how research data may be utilized in the development of a desirable floor plan. Working drawings for this study plan have not been developed by the researchers, but may be developed by any competent engineer or architect. Unlimited possibilities exist for the application of these data in the development of various study plans to meet individual preferences.

Other plans are being developed. These will illustrate the use of limited, moderate and liberal space allowances as well as the application of space requirements to special conditions such as disabilities and old age.

ACKNOWLEDGMENTS

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This research contributes to Southern Regional Housing Project S-8.

REFERENCES

2. “Space Requirements for Home Sewing,” Agricultural Experiment Station Bulletin N.S. 69, University of Georgia, Athens, Georgia, July 1959.
3. “Rod Closets for Southern Farm Homes,” Agricultural Experiment Station Bulletin 325, Auburn University, Auburn, Alabama.
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