

Planning Your Kitchen, Bathroom and Garage

Kitchen

The well-planned kitchen is large enough to provide work and storage space, yet compact enough to eliminate excessive walking. A 100-square foot kitchen is adequate and arranged around three areas: the refrigerator, range and sink. The location of these areas forms a triangle measuring not less than 14 feet and no more than 22. The triangle is applicable to each of the basic kitchen plans: the L, the U (*Illustration 1*), single and double wall kitchens. Counter and storage space adjacent to each of these areas is a must. A minimum total of 10 feet of upper and lower cabinets is recommended.

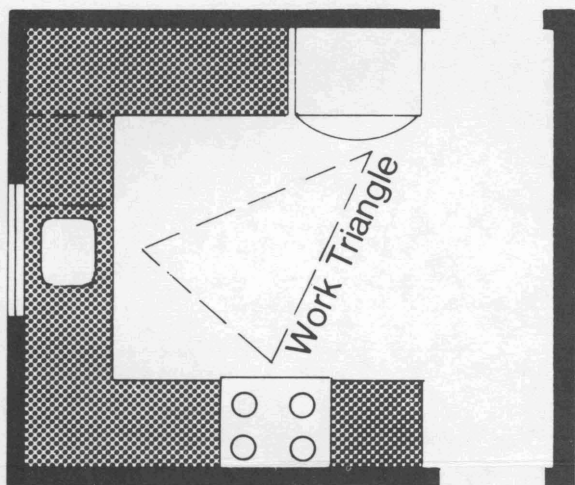


Illustration 1

Design your kitchen so there will be little traffic through the work areas. It is convenient to have outside living areas and garage or carport accessible from the kitchen.

Bath

The minimum size for a bathroom containing a 5-foot bathtub, basin and toilet is 5 by 7 feet. Improve the use of your bathroom facilities by locating the toilet in a private compartment away from the remainder of the bathroom. At least 12 to 18 inches of counter space

at the basin is needed for cosmetics and toilet articles.

When locating fixtures, remember 2 feet in front of each fixture and a wall or second fixture is required. The center of the toilet bowl should not be less than 15 inches from the side wall or a second fixture. *Illustration 2* shows a layout of an efficient, inexpensive one-wall plumbing bathroom with a convenient dressing table (*Illustration 2*).

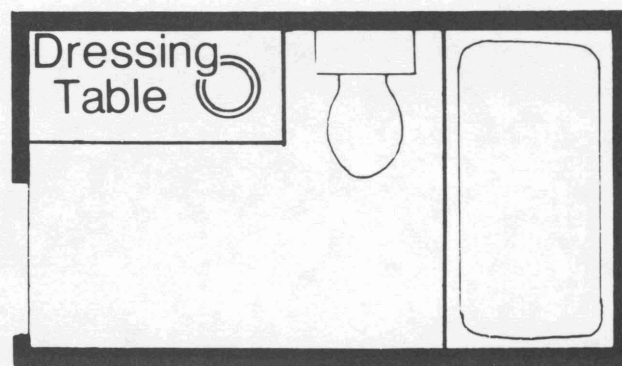


Illustration 2

Garage

To protect the house, locate the garage, if possible, on the side of the house receiving either winter wind or summer heat. Prevailing southerly breezes should not be blocked by a garage. Locate garage windows high to permit better use of wall space for storage of yard or garden equipment and work areas.

Slope the floor 1 to 2 inches toward the door so water from the car will run out and not stand in the garage. The driveway should also slope from the garage to the street. The minimal slope for drainage is $\frac{1}{8}$ inch per foot of length or width of paving in the direction of drainage.

Laundry facilities are often located in the garage, yet such a location may be inconvenient. Locating the washer/dryer in a bathroom or in an area in the hallway (behind louvered doors) is a possibility. A washer/dryer in the kitchen is noisy and the idea of soiled clothing in an area where food is prepared may be undesirable. Laundry rooms require extra square footage which adds to the cost of the house.

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Dear Home Buyer:

The kitchen and bathroom are the most expensive rooms in the house and require thoughtful planning. They should be sufficient in size to accommodate fixtures and appliances, yet be compact enough to reduce “steps” and the space used within the home.

This letter series will help you plan your home. If you would like to receive other publications or know more about Extension programs, please contact me.

Sincerely,

County Extension Agent