

SANDRA FORBES

LOVE YOUR LAYOUT BLUEPRINT

How to Identify and Create an Ideal Layout for Each Room in Your Home



CHEAT SHEET OF STANDARDS

There are standards too numerous to mention here that have proven to make a room feel comfortable if followed. Interior designers use these standards to design spaces. These standards can easily be looked up on the internet.

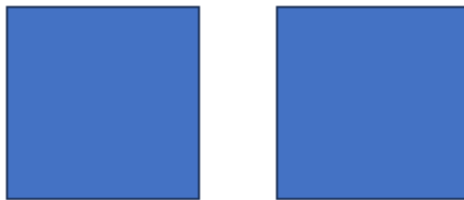
Balancing form and function – style, color, furniture, lighting

LIVING ROOM/FAMILY ROOM

Spacing

- The arms of the furniture pieces do not overlap when placed at right angles to each other.
- In a conversation area the seating from seat back to seat back does not go beyond 9' for comfortable conversation
- There is about 2 inches between sofa and side table is comfortable.
- There is about 12" between chair and ottoman as a comfortable distance to walk between and still put your feet up comfortably.
- Placed two chairs 24" apart to allow for a small table in between and 12" apart if side by side with no small table in between

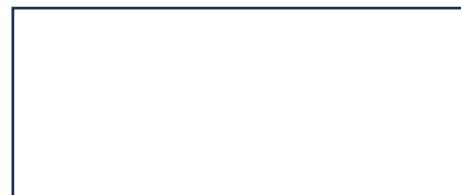
12"



-
- All pathways are 36" through the space and 48" wide for pathways where 2 or more people need to pass comfortably.
- The transition zone at doorways is clear of furniture
- Coffee table is placed 18" away from sofa or chairs for comfortable reach and walking

Sizing

Sofa



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Chairs and Sofas come in a variety of sizes

Typically 60"-90 " long

72" sofa sits 2 people

84" seats 2 people comfortably or 3 friends

96" seats 3

108" seats 3 comfortably or 4

120" seats 4 comfortably

38" deep



$$36-42 + 72 = 108-114$$

Sectional Lengths and Widths

Typical length 108-168 is typical

Small Sectional 90-114

Mid-size 114-138 typical length

Large size 138-168 typical length

34-40" typical overall **sofa depth from front to back**. Seat depth will be less than this, typically 20-24".

Shorter people will want a smaller seat depth and longer legs will want closer to 24"

Cozy Arm Chairs Length and Width

Typical 36-36" depth and width

Slipper Chair Length and Width

22" wide by 27 deep

Coffee Table Length and Width

Coffee table length = 2/3 sofa length

Table depth = typically 18-28"

36-42" diameter is typical for round coffee tables

Accessory Tables Length and Width

22" wide by 24" deep

Bookshelf Length and Width

12-16" deep by 24" or greater wide

TV Distance from Viewer

TV size appropriate for room size – viewing distance

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<u>Diagonal screen size</u>	<u>TV viewing distance range in feet (m)</u>
26"	3'3" - 6'6" (1.0 m - 2.0 m)
32"	3'8" - 7'6" (1.1m - 2.3m)
37"	4'3" - 8'5" (1.3m - 2.6m)
43"	5'3" - 10'5" (1.6m - 3.2m)
47"	5'9" - 11'8" (1.8m - 3.6m)
51"	6'3" - 12'5" (1.9m - 3.8m)
55"	6'9" - 12'8" (2.1m - 3.9m)
60"	7'5" - 15' (2.3m - 4.6m)
65"+	8'1" - 16'2" (2.5m - 4.9m)

Diagonal Screen Size

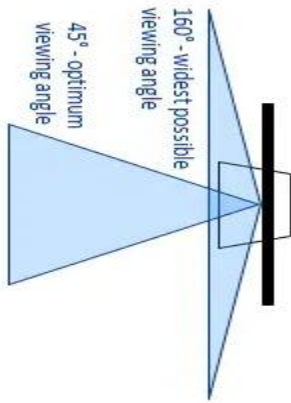
Viewing Distance

25"	38-62"
30"	45-75"
32"	48-80"
37"	56-92"
40"	60-100"
46"	69-115"
50"	75-125"
55"	83-137"
60"	90-150"
65"	98-162"
70"	105-175"
75"	174-187"
80"	120-200"
84"	126-210"

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Best to view the TV at the same height as the viewer. Optimum viewing angle is within 45 degrees to the left of center and to the right of center. If the seating is beyond 45 degrees from center, consider adding an arm to angle the TV toward the viewer.

Furniture Heights

Sofa Heights

34-38" typical sofa back height for 8' rooms

Sofa arm height is typically 23-26"

Typical sofa seat height 16-20".

Cozy Arm Chairs

Again, typical chair seat height is 16-20"

16-18" typical height of ottoman which is just shy of chair seat height.

Coffee Table

15-18" typical height

Should be the same height as chair/sofa seat height +/- 2"

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If serving tea or food +2-4" or as high as +3-6"

Accessory Tables

Ideally side tables should be equal to or slightly higher than the sofa arm. It isn't ideal but it can be slightly lower.

8-10" above chair seat if armless

Additional Seating

Wall seating

Double duty seating – DR chairs are narrower than LR Side tables can become seats. Footstools, bench

Storage

Styling

Rug

Furniture should sit on the rug

Place whole room rugs 6-12" from walls

Artwork

- should be hung at eye level (around 5'4")
- Hang picture 6-8 " above sofa to show a relationship to the sofa.
- Ideal width is 2/3 width of sofa beneath it
- Picture width or grouping of pictures width = 2/3 width of wall or related furniture piece
- Center picture height or total height of grouping of pictures 60" from floor.
- Artwork relating to another piece below it is hung no higher than 6" away from the related piece

Lighting

Lamp Shade

- Height of table lamp shade = 1/2 height of lamp base (not including socket cap) or 1/3 of total lamp height
- Lamp shade diameter = 2 times the widest point in base or 2" +/- of lamp base height

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- Reading light – bottom of lamp shade should be at eye level when sitting in chair or bed
- Lamp shade diameter must be smaller than the table its on

Lamp Base

- Lamp height/table height = no more than 1.5:1

Ceiling Fixture

- Width of Light fixture over table = $\frac{2}{3}$ table width
- Bottom of hanging light fixture be at least 7' from the floor when walking underneath it.
- Bottom of chandelier at 78" from floor or higher

Have soft light behind the screen or in the same room if watching in a dark room.

- Have soft light behind the screen or in the same room if watching in a dark room.

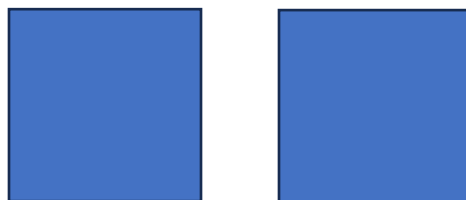
Have option to soften light from outside to avoid glare on the screen.

Curtains

- If using draperies, place furniture from wall with clearance of curtain depth. Curtains will close behind furniture.
- Curtain rod length = window opening width x 1.3
- Curtain Fullness 1.5 to 2 times the curtain rod length
- Curtains should be installed above the top of window frame and as close to the ceiling to increase visual height
- Curtains should barely touch the floor

For our living room example, we will refer to at least these 3 standards to help when placing furniture.

12"



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You may not have to walk around them but they stop the eye from moving past it.

BED ROOM

Spacing and Clearances

- 30-36" around bed for clearance.
- 36" wide walk ways
- There is about 2 inches between bed and side table is comfortable.
- There is about 12" between chair and ottoman as a comfortable distance to walk between and still put your feet up comfortably.
- Placed two chairs 24" apart to allow for a small table in between and 12" apart if side by side with no small table in between.
-

Bed Calculator Tool

TO Calculate bed size

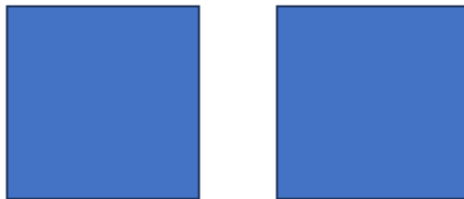
Width of room – 60-72" (clearance on 2 sides of bed) = bed size

_____ - _____
= _____

Bed against wall

Width of room – 30-36" (clearance on 1 side of bed) = bed size

12"



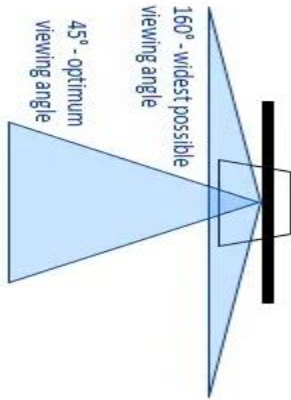
- All pathways are 36" through the space and 48" wide for pathways where 2 or more people need to pass comfortably.
- The transition zone at doorways is clear of furniture
- Minimum 30" around sides and end of bed. 36" is more comfortable

TV Distance

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<https://www.houseplanshelper.com/master-bedroom-floor-plans.html>

Sizing

Book shelf

12-16" deep by 24" or greater wide

Beds

Crib 38 x 52"

Twin XL 39" wide x 80" long

Twin 38 wide x 75" long

Double/Full 54" wide x 75" long

Queen 60" wide x 80" long

King 76" wide x 80" long

California King 72" wide x 84" long

Texas King 80" wide x 89" long

Nightstands

Width is approximately 1/3 width of mattress

Depth varies

Furniture Heights

Bed

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Bed height 18-20" or 22-24" Continental beds 30" high

Nightstand

Nightstand should be close to the same height as the top of your mattress

Desk

Desk Standard Height is 30"

Desk Chair Height

Storage

Length of longest garment

Hangers are 16-18" wide and need 24" depth closet

Allow 4" for each coat and 12" for each hat

Coat hook 60-70" from floor

Children's coat hook 37-39" from floor

Men's shoes 12 ½" deep shelf

Styling

Artwork

Artwork should be hung at eye level (around 5'4")

Curtains

Curtains should be installed above the top of window frame and 1.3 times the width of the window opening

Curtains should barely touch the floor

Rug

Entire bed and night stands should sit on the rug

**alternatively, the rug doesn't have to go under night stands but at least 24" wider on each side so you step onto the rug from the bed*

Do not have rug end in the middle of a pathway. Either have it end at the foot or extend 36" over the pathway.

24-30" beyond the foot of the bed

Lighting

Bottom of hanging light fixture be at least 7' from the floor when walking underneath it.

Light source should be 8" outside of mattress and 24" above mattress height

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Have soft light behind the screen or in the same room if watching in a dark room.

Have option to soften light from outside to avoid glare on the screen.

Shade Width – 2 times lamp base width is traditional

Lamp base width – the wider the bed the wider the bedside lamp should be. 1/3 size of bedside table width

Total lamp height = approximately the same height as bedside table

Bedroom Light – soft, warm like 2700-2800 K in color & 200-400 lumens in brightness

Bedside Table

Styling Bedside Table – Lamp needs to be within reach from sitting on bed. Sometimes this means moving it to the inside. In addition to the lamp you may want to add....

Option 1 - Small plant and clock is a typical 3. Other side can be a small box and book on top.

Option 2 – small picture and low bowl

Option 3 – flower in bud vase and horizontal book

Option 4 – Candle and small saucer

Styling Bedside Table with no lamp – Either have a single stacked grouping or a grouping of 3.

Option 1 – Stacked books with a small plant on top

Option 2 – Small plant with a book laying down with a small clock on top

Option 3 – Picture frame, small plant and horizontal book

Option 4 – Tray with plant, candle and small box

Bookcase

Styling a Bookcase – Framed photos (vertical, horizontal, small, medium, large), trays, vases (all shapes, sizes, shapes, textures), dried and fresh florals & greens, books (all sizes) preferably neutral colors, plants, sculptural elements (different shapes, sizes and textures), large stand-alone items that look good all by themselves (basket, bowl, box, vase)

Option 1 – large tray or picture in back and tall vase and small candle in front creating a grouping of 3

Option 2 – single large item

Option 3 – Grouping of books with horizontal box on one side

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Option 4 - Grouping of books between bookends acting as a singular element

Option 5 – Singular basket with small items inside

Option 6 – Stacked Boxes graduating smaller on top

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HALLWAY

Spacing and Clearances

36" wide walk ways

48" walk way to allow 2 people to pass easily

Allow 36" diameter inside entry to allow room to put on coat

Sizing

Console Table sizes can vary 12-16" depth by 30-72" long

Runners approximately 2/3 width of hallway and stairs

Furniture Heights

Place low seat 37-39"

Console Table Height can vary 30-45"

Storage

LENGTH OF LONGEST GARMENT

Hangers are 16-18" wide and need 24" depth closet

Allow 4" for each coat and 12" for each hat

Children's coat hook 37-39" from floor

Men's shoes 12 ½" deep shelf

Place hook or hat shelf 71" from floor

Place coat hooks 60-70" from floor

Styling

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KITCHEN

Spacing and Clearances

36"-44.5" wide walk ways

48" walk way to allow 2 people to pass easily

32-47" surface between sink and oven

18-20" distance between countertop and upper cabinets

Surface needed next to refrigerator and ovens

Need 47" clearance to open oven doors

Avoid dishwasher door opening into walkway that is often used

44 ½ walkway is sufficient

Ideally 1 ½ steps between sink, refrigerator and stove

Work surface between sink and oven 32-47" wide

2 work surfaces opposite one another requires 47" wide and preferably 55" wide to have 2 people work at the same time

11-12" leg clearance between chair top and bottom of table apron

Light switch clearance – A minimum of 5 feet is required between water source and light switch

Furniture Heights

Finished Bar Height 42" from the floor

Finished Counter Height 36" from the floor

Bar height stool height varies 28-32"

Counter height stool height varies 24 - 27"

Allow

Sizing

24" depth counter, some prefer 28"

4" from floor toe kick, 3" inset

Seat varies 18" by 18"

Storage

Make a plan like the one below, making sure that you have enough square feet available for everything.

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Explore > Home



16A	Pitchers, Carafes, Napkin Holders	22A	Cooling Racks, Cookie Sheets, Pizza Pans
16B	Vases, Trivets, Christmas Cookie Containers	22B	Roasting Pans, Muffin Tins
17A	Placemats (in season), Kitchen Linens: Dishcloths, Dish Towels, Microfiber Cloths	22C	Griddle, Platters, Bread Plate, Small/Garnish Bowls & Plates
17B	Tupperware	22D	Soup Tureen, Oval Casserole Dishes, Loaf Pans, Rice Cooker, Large Salad/Party Bowls
17C	Tupperware, Water Bottles	23A	Glasses
18A	Junk Drawer (Tape Measure, hooks, glue, etc)	23B	Mugs
18B	Trash, Recycling	23C	Plastic Cups, Drink Containers
19A	Trash Bags, Cleaners (Tile/BKE)	23D	Huggies
19B	Hand Detergent, Soaps, DW Detergent	24A	Yorktowne Dishes (Dinner Plates, Bowls)
21A	Corkscrews, Ice Cream Scoops, Pizza Cutters, Bottle Openers, Oven Accessories (Meat Thermometers, Temperature Probe, Basters)	24B	Yorktowne Dishes (Salad/Dessert Plates, Oval Serving Bowls, Divided Serving Bowl, Large Cereal/Soup Bowls)
21B	Mixing Bowls, Rectangular & Round Casserole Dishes	24C	Yorktowne Dishes (Rimmed Soup Bowls, Round Serving Dishes, Creamer, Small Platters, Butter Dish)
21C	Pie Tins, Cake Pans, Jell-O Molds, Angel Food Cake Pan	24D	Yorktowne Dishes (Mugs, Saucers, Gravy Boat, Soup Crocks)
Pantry—Left Side		Pantry—Right Side	
Wall	Swiffers	Wall	Broom, Dustpan, Back of Message Center Niche w/Outlets & Phone Charger Switch
Floor	Toaster Oven, Coffeemaker, Plastic & Paper Bags	Floor	Stool, Swiffer Refills, Omelet Makers, Ice Bucket
1	Potatoes, Yams, Napkins, Slow Cooker	1	Canisters (Flour, Sugar, Brown Sugar, Powdered Sugar, Bread Flour), GF Pancake Mix, Taco Supplies, Plastic silverware
2	Appliance Manuals, Extra Cook Books, Extra Knives, Paper Plates, Plastic Cups, Liquor	2	Waffle Iron, Toaster, Bread Maker, Blender, Directories
3	Gluten-Free Foods, Small Coffee Maker	3	Small Food Processor, Canned Foods, Baking Supplies
4	Large Food Processor Blades, Snacks, Hot Chocolate	4	Dry Potatoes, Rice, Bisquick, Pasta, Teas, Lemonade
5	Large Food Processor, Cereals, Dry Milk	5	Crackers, Light Bulbs, Jams, Paper Towel Holder, Misc
		6	Large Round Platters, Chip & Dip Bowls, Hot Plate, Paper Towels

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BATHROOM

All circuits must be protected by GFCI (Ground Fault Circuit Interrupters).

Spacing and Clearances

Shower - No less than 36" by 36" shower is recommended

Toilet Paper Holder - 26-30" above floor and reachable from toilet

30" clearance in front of sink

Light switch clearance – A minimum of 5 feet is required between water source and light switch

Bathtub – A 21"-30" clearance is needed to the nearest fixture from the bathtub

Grab Bar – 34-36" above the floor

Toilet – 30" from the front of toilet & 15" from center of the toilet on each side

Shower Door – must open outward

Double Sink – 30"-36" between center of 2 sinks

Sizing

A standard bathroom door is 32 inches

80" shower door

78-86 ½" shower curtain rod

Standard shower curtain is 72" tall by 78" wide or 72x72

Bathtub – Standard bathtub is 60" x 30"

Sink Base – vary in width but minimum 30" width

Fixture Heights

Vanity – standard height is 30" high and 24" deep but can be higher for comfort

Storage

Styling

Art

½ of picture height hung at 57" from floor

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Towels

18" hand towel hook above countertop

39-47" small towel hooks from floor

59-63" large towel hooks from floor

Towel Bar average height is 48" from floor

Child's height for towel is 36" from floor

Lighting

Light fixtures need to be suitable for wet environment.

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DINING ROOM

Spacing and Clearances

Table Size is dependent on #people to be seated (see chart)

Eating Area Needed

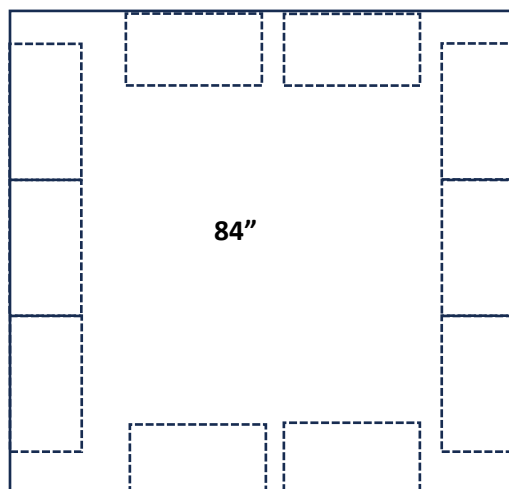
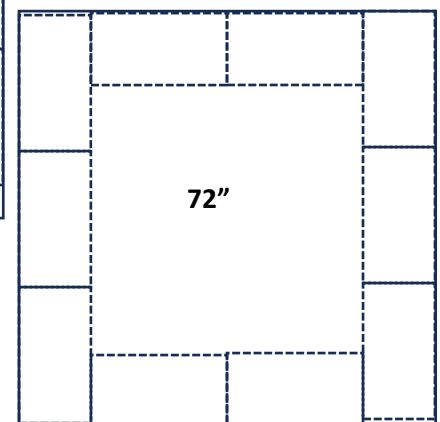
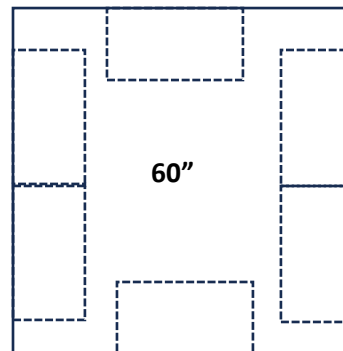
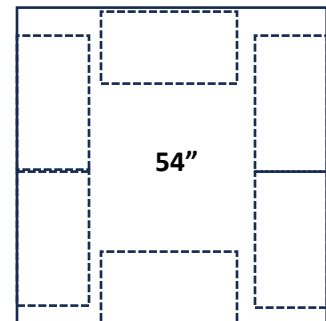
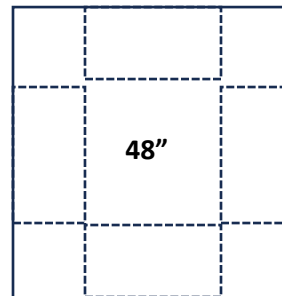
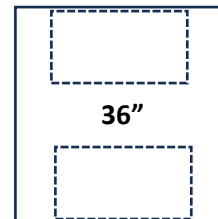
Well.... This depends. Some gatherings of close friends and family can feel comfortable with 18" space per diner but standard would be closer to a Minimum Eating Area Size = 24" wide by 12" deep

Less than 48" table width does not allow a diner at the ends of the table.

48"-60" one diner at the end

SQUARE TABLE

Side Length	Seating Number
36"	2
48	4
54	6
60	6-8
72	8-10
84	10-12



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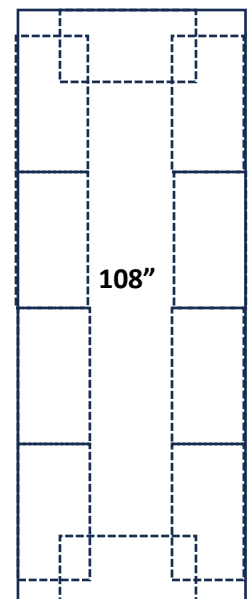
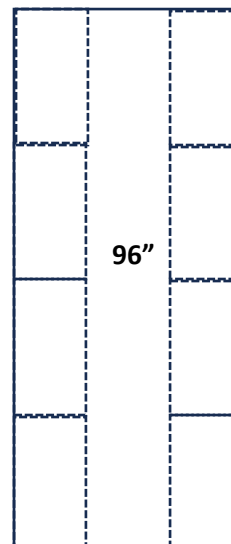
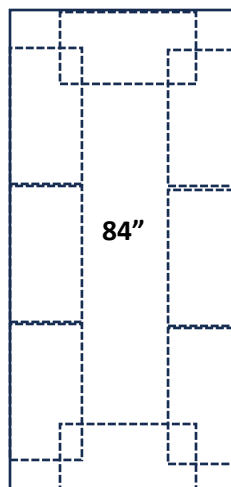
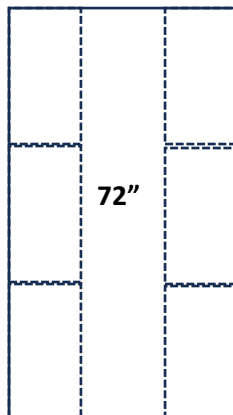
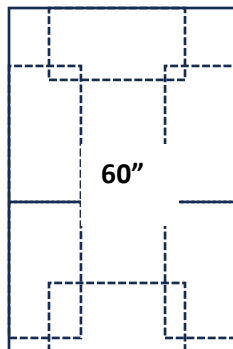
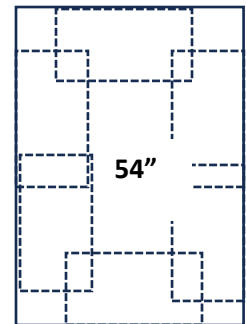
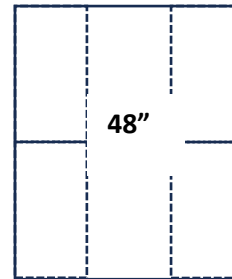
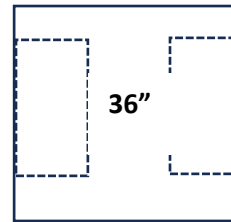
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RECTANGLE TABLE

Standard Depth is 36-42"

Side Length	Seating Number
36"x36"	1-2
36"x48	4
36"x54	4-6
36"x60	4-6
36"x72	6-8
36"x84	6-8
36"x96	8-10
36"x108	10
36"x120	10-12



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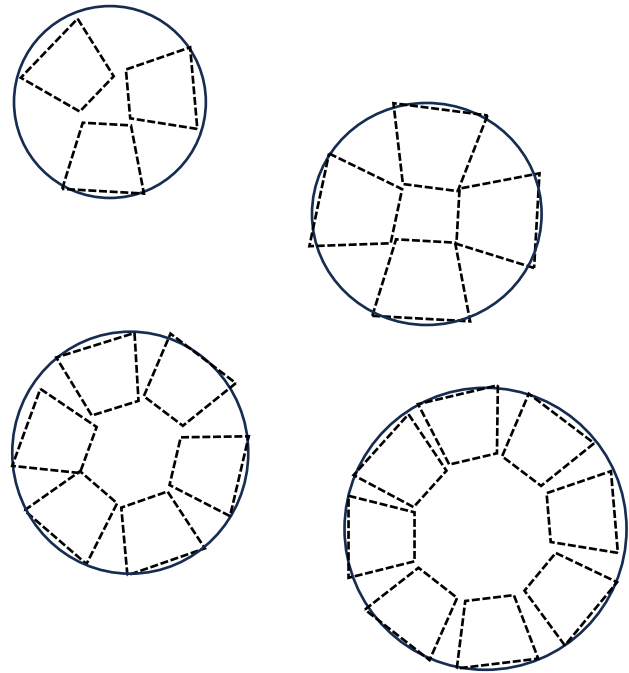
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CIRCULAR TABLE

Diameter	Seating Number
36"	1-2
48	4
60	4-6
72	6-8



Walkways

30-36" wide walk ways needed around table to nearest obstruction but tight

48" walk way clearance is better to allow for walking behind a seated person

No walkway like in the case of a kitchen nook where one slides in on a bench, only the seat depth is required for the distance between the table and the wall.

Chair

11-12" leg clearance between chair top and bottom of table apron

Standard arm Height would be 23" for a standard 30" table without an apron. If there is an apron on the table, lower the arm height or choose chairs without arms.

Furniture Heights

Table

Table standard height is 30" *Take note if there is an apron which will affect the arm height of the chair.

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Counter height of 34-36"

Chair

Seat Height 18-20"

Sizing

Dining Room Chairs

Standard dining room *chair width* is 16-20" but allow at least 30" in width for each person sitting at the table. For Tighter seating, you can allow 24".

Storage

Styling

Artwork

Artwork should be hung at eye level (around 5'4")

Curtains

- If using draperies, place furniture from wall with clearance of curtain depth. Curtains will close behind furniture.
- Curtain rod length = window opening width x 1.3
- Curtain Fullness
- Curtains should be installed above the top of window frame and as close to the ceiling to increase visual height
- Curtains should barely touch the floor

Rug

Rug should be large enough so that the chairs pulled out will still sit on the rug. This is no less than 30" larger than the table size.

Rug 24"-30" beyond on sides

Lighting

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Ceiling Light Fixture - Bottom of hanging light fixture be at least 7' from the floor when walking underneath it.

Lighting

36" distance is typical for the bottom of a hanging light fixture to the table top.

Décor

Keep your centerpiece lower than 15" so that diners can see across the table to the other diners.

Bookcase

Styling a Bookcase – Framed photos (vertical, horizontal, small, medium, large), trays, vases (all shapes, sizes, shapes, textures), dried and fresh florals & greens, books (all sizes) preferably neutral colors, plants, sculptural elements(different shapes, sizes and textures), large stand-alone items that look good all by themselves (basket, bowl, box, vase)

Option 1 – large tray or picture in back and tall vase and small candle in front creating a grouping of 3

Option 2 – single large item

Option 3 – Grouping of books with horizontal box on one side

Option 4 - Grouping of books between bookends acting as a singular element

Option 5 – Singular basket with small items inside

Option 6 – Stacked Boxes graduating smaller on top

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Laundry Room

Spacing and Clearances

Leave room in front of the washer 59" why?

Allow 24-30" clearance above top loading washer

Sizing

Washer – Standard size 27 wide by 32-34" deep

Dryer – 27" wide x

Top Load Washer and Dryer – standard size is 27" wide by 27-28" deep

Stackable Washer and Dryer -

Furniture Heights

Washer – 39" height

Dryer -

Top Load Washer and Dryer including 15" pedestal – 42-44" tall

Stackable washer and dryer set

Storage

Styling

ART

½ of picture height hung at 57" from floor

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Home Office

Spacing and Clearances

Space between bottom of desk and chair for leg room

Sizing

Typical sizing 24 depth x 54" length

Furniture Heights

30" desk height

18" chair seat height

Storage

Styling

ART

½ of picture height hung at 57" from floor

Bookcase

Styling a Bookcase – Framed photos (vertical, horizontal, small, medium, large), trays, vases (all shapes, sizes, shapes, textures), dried and fresh florals & greens, books (all sizes) preferably neutral colors, plants, sculptural elements (different shapes, sizes and textures), large stand-alone items that look good all by themselves (basket, bowl, box, vase)

Option 1 – large tray or picture in back and tall vase and small candle in front creating a grouping of 3

Option 2 – single large item

Option 3 – Grouping of books with horizontal box on one side

Option 4 - Grouping of books between bookends acting as a singular element

Option 5 – Singular basket with small items inside

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Option 6 – Stacked Boxes graduating smaller on top