

A5

PROGRAMMING  
&  
DIAGRAMMING

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# INTRODUCTION

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## ESSENTIAL PURPOSE

Based on client profile, there are certain needs to be met in the program design process. The essential design purpose is to create a living for my clients, Mr. and Mrs. Cummings, that fulfills all their living needs.

## DESIGN GOALS



The main goals are to design spaces that fulfill each of the clients' needs, providing a functional home containing public, private, and working spaces as needed. The design must have concise circulation paths, allowing for both social and private zones.



## DOMINANT PROGRAM FEATURES

Emphasis on:  
Kitchen with complete cooking installations  
Coffee/wine station  
Comfy living room that invites guests to visit  
Large master bedroom  
Dance studio room with a complete sound system  
Complete home bar  
Patio BBQ/pool area  
Comfortable attorney office  
Personal library/book collection  
Walk-in closet

## CRUCIAL ASPECTS



Large windows/glass panels for natural light & views: north  
Clients are very social people, so public spaces have the design hierarchy  
Clients have personal needs for their daily activities

ESSENTIAL PROGRAM  
& SPECIAL SPACES TO CONSIDER

# PROGRAM OVERVIEW

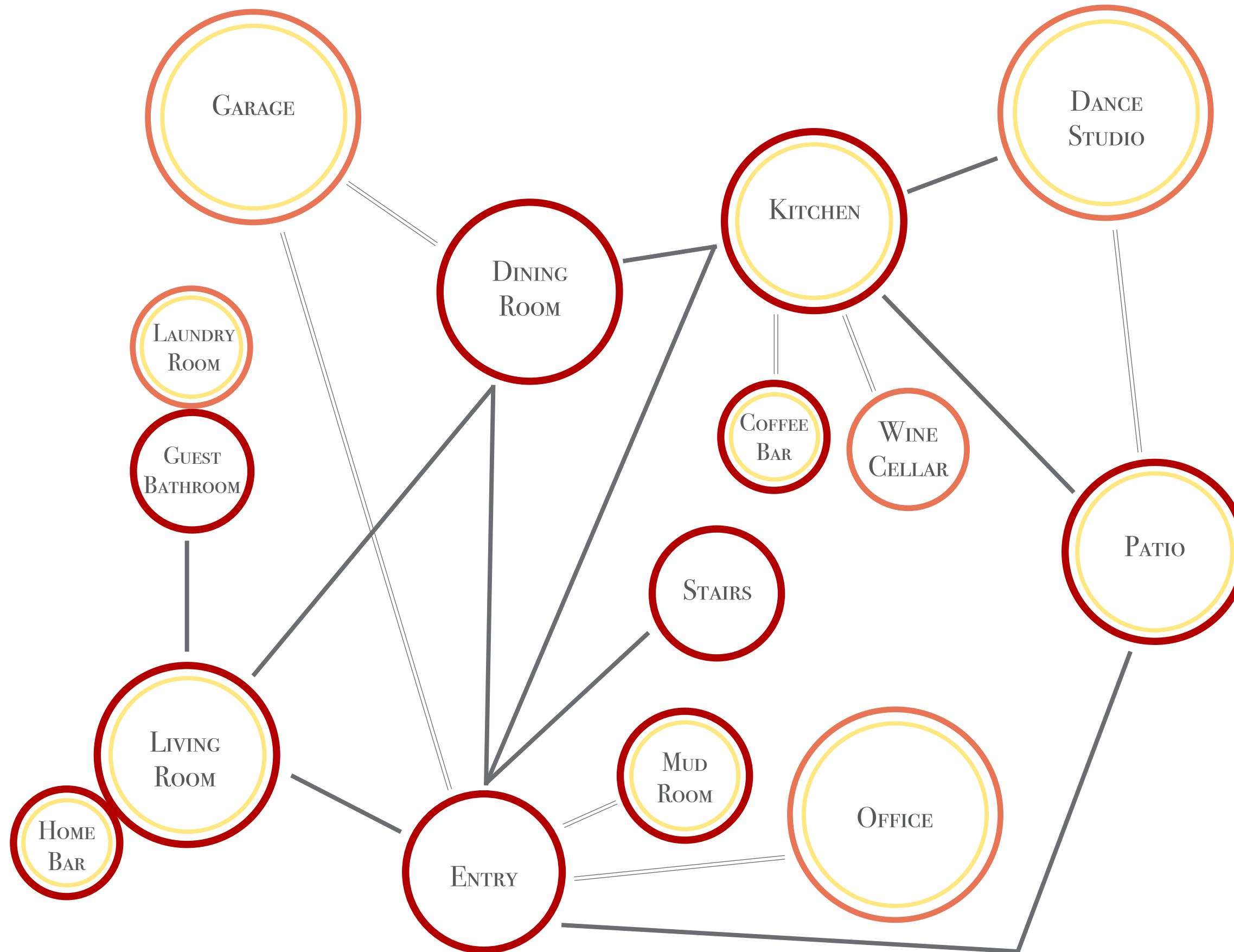
- Entry
- Living Room
- Dining Room
- Kitchen
- Mudroom
- Master bedroom
- Guest bedroom
- Garage
- Laundry room
- Bathroom for master bedroom
- Bathroom for guest room
- Bathroom for living room/guests

- ❖ Office
- ❖ Dance studio
- ❖ Home bar
- ❖ Coffee station
- ❖ Walk-in closet
- ❖ Patio/pool area
- ❖ Wine cellar



# ADJACENCY DIAGRAM

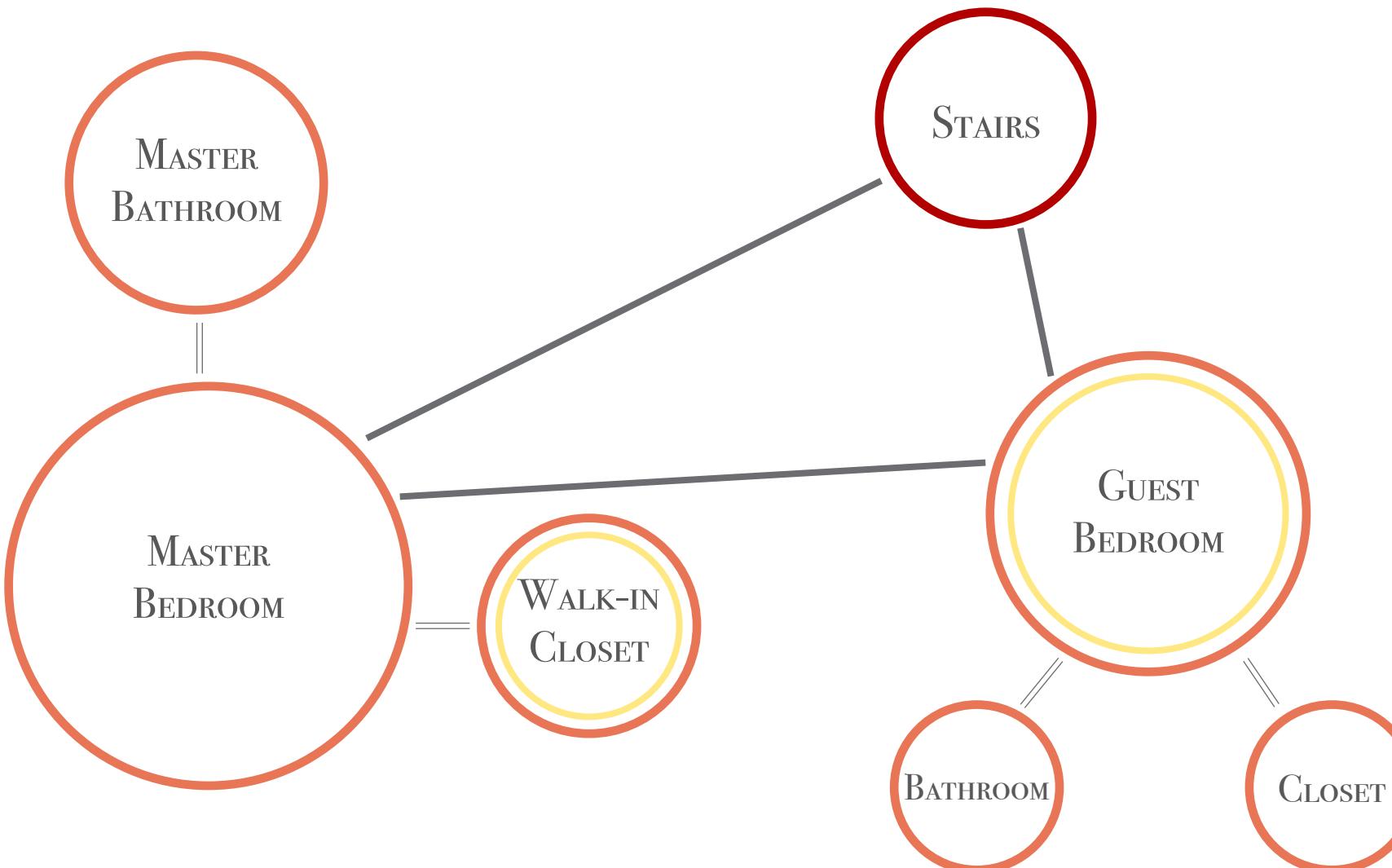
## 1st FLOOR



- Public zone
- Private zone
- Sunlight exposure
- Primary
- == Secondary

## ADJACENCY DIAGRAM

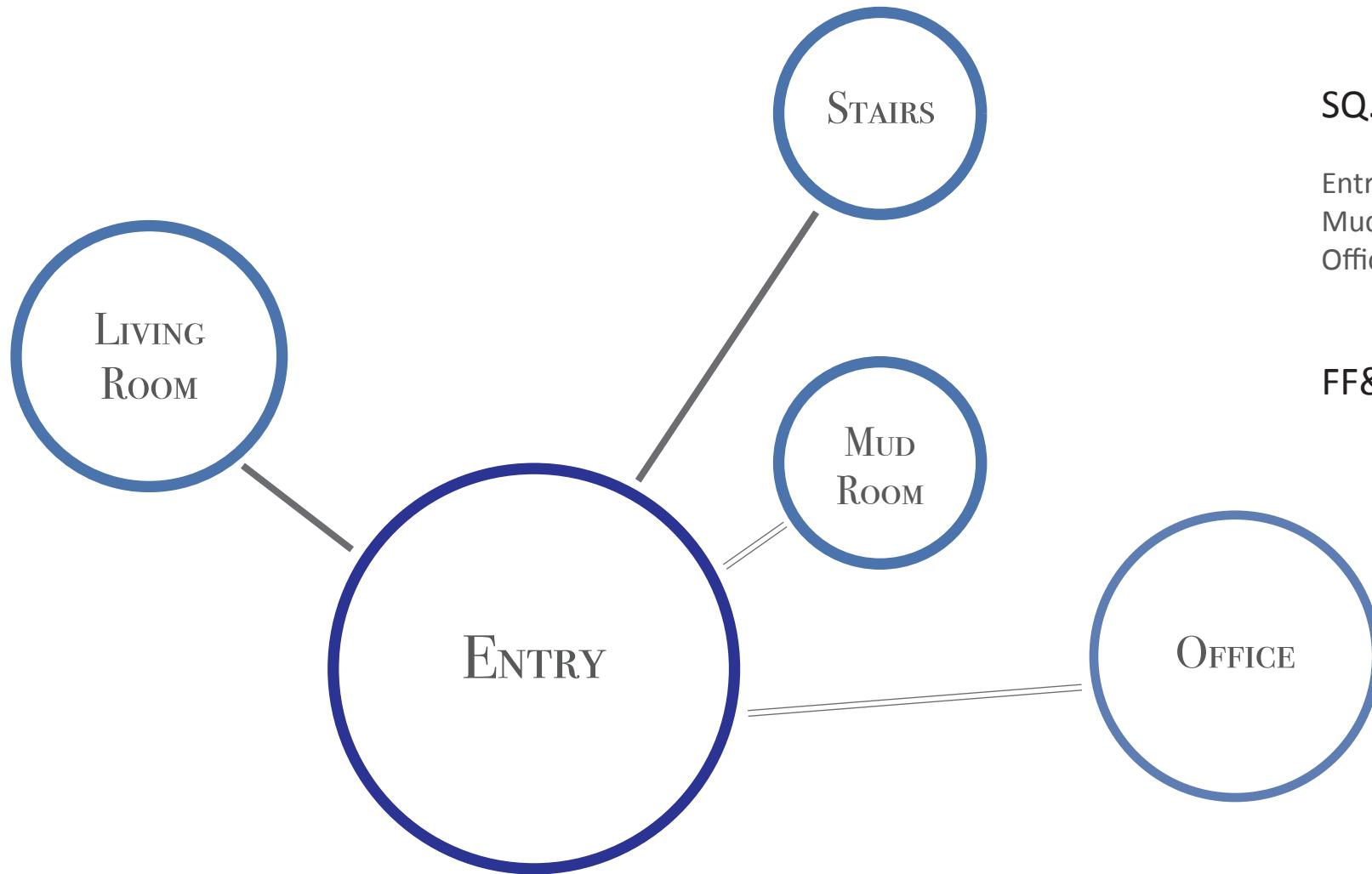
## 2<sup>nd</sup> FLOOR



- Public zone
- Private zone
- Sunlight exposure
- Primary
- == Secondary

## ANALYSIS

## ENTRY/FOYER



### PURPOSE, NEEDS & ACTIVITIES

The entry of a house is in charge of receiving owners and/or visitors and transitioning the exterior to the interior. It has to be inviting and comfortable to circulate through, as well as connect to the main spaces that people will be visiting with quick and easy access.

The entry connects to all spaces of interest as one enters the house. For visitors, spaces of interest include the living room and the mud room. For the home owners, spaces of interest would be the office to get to work, or the stairs to access the second floor. It's important that the office is easily accessible, because one of the clients is a hardworking attorney that will be in and out of the office and house constantly.

### SQ. FOOTAGE

Entry: appx. 30 sq. ft

Mud room: appx. 100 sq. ft

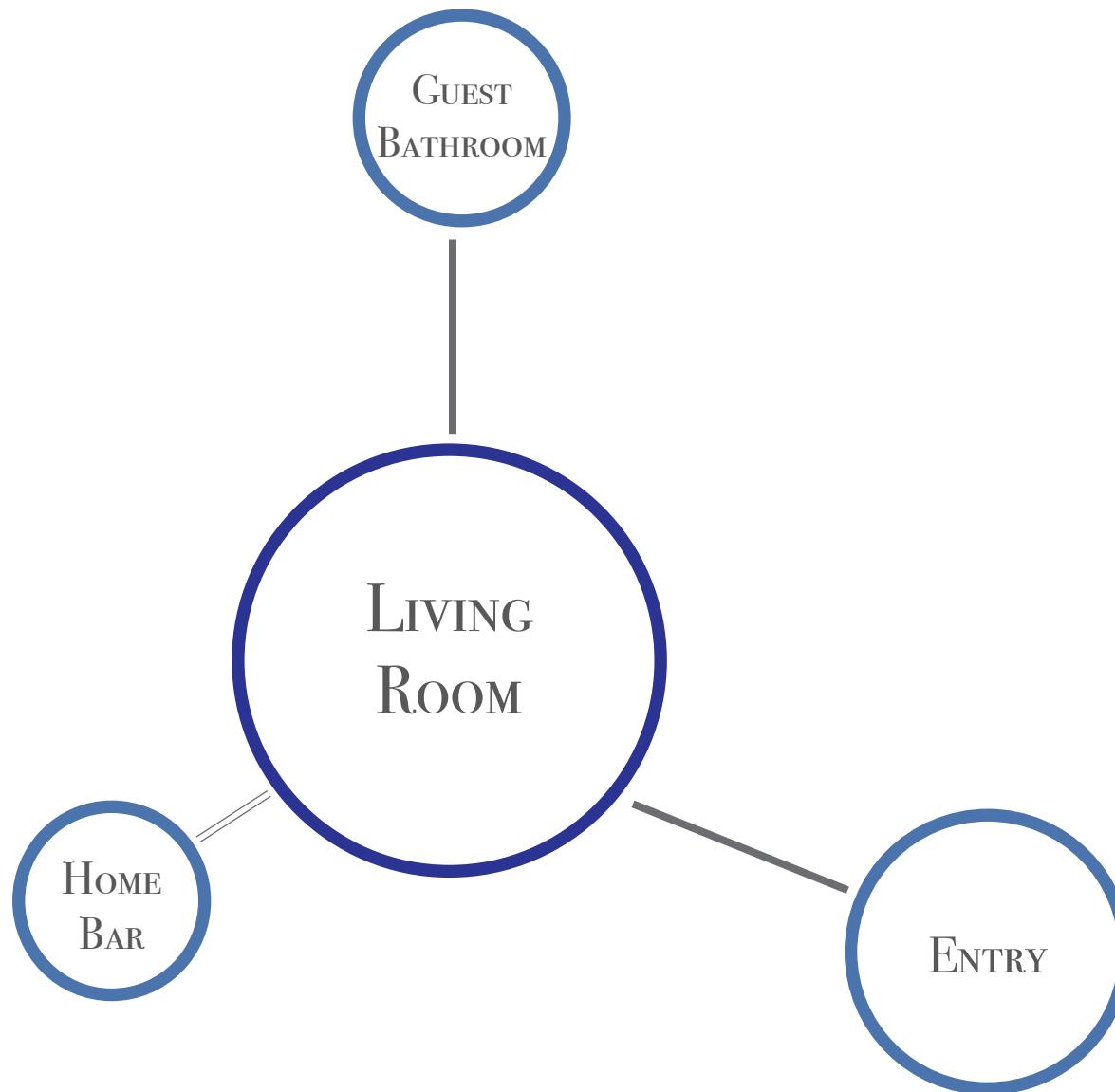
Office: appx. 380 sq. ft

### FF&E

- Space of analysis
- Important adjacencies
- Primary
- == Secondary

# ANALYSIS

# LIVING ROOM



## PURPOSE, NEEDS & ACTIVITIES

The living room is the main space where social activity and guests will be at. It's important that it's able to accommodate guests and make their visit pleasant and comfortable. It should also serve as a place for the home owners to relax and wind down.

The living room should be accessible from other important public spaces such as the entry and the guest bathroom.

The home bar is also located in the living room space, so the home owners can easily provide guests something to drink from the bar during a visit or gathering.

## SQ. FOOTAGE

Living room: appx. 400 sq. ft

Guest bathroom: appx. 55 sq. ft

## FF&E

Furniture for sitting, coffee table, artificial lighting, T.V., rug, home bar installation

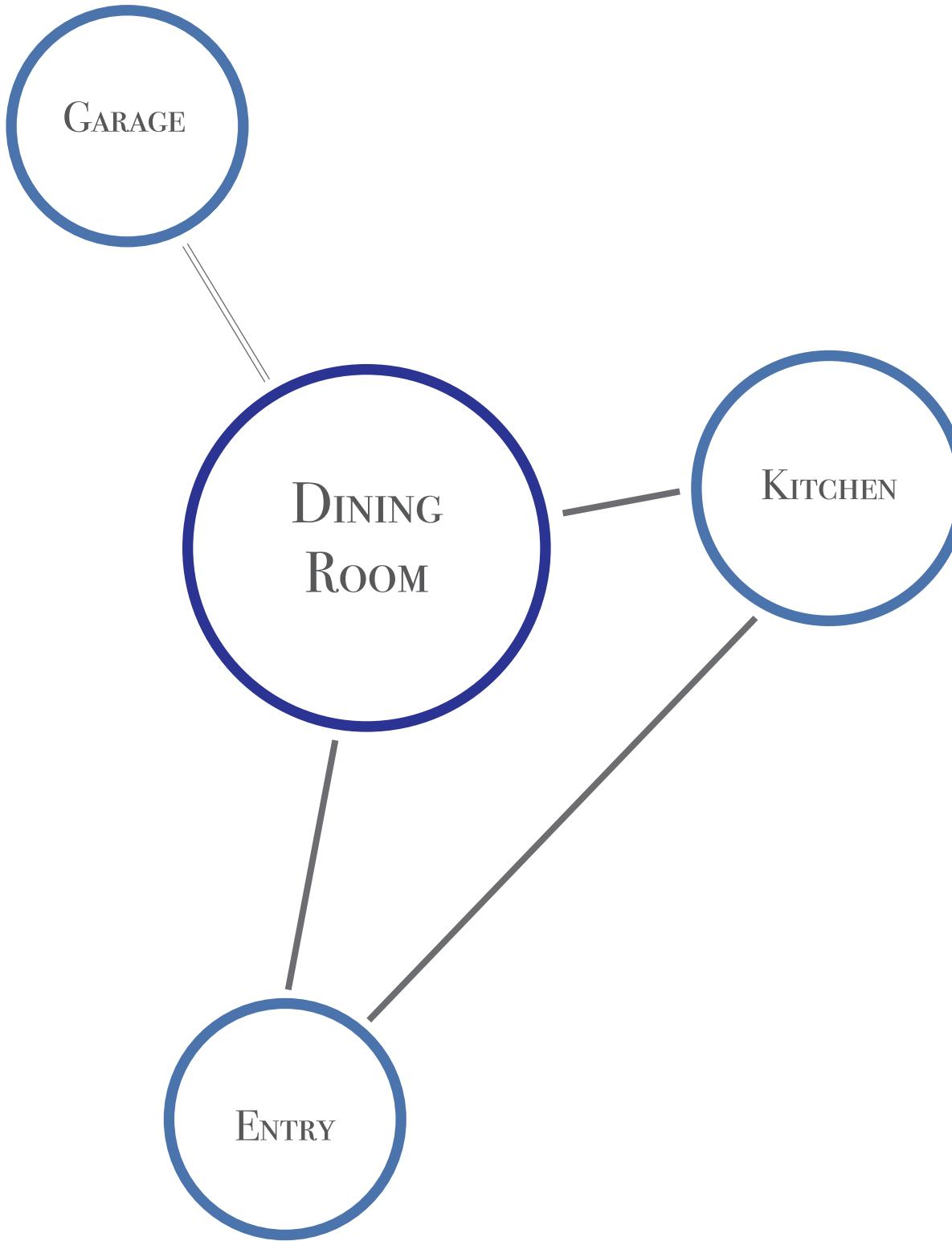
- Space of analysis
- Important adjacencies

Primary

Secondary

## ANALYSIS

## DINING ROOM



### PURPOSE, NEEDS & ACTIVITIES

The dining room is where home owners and/or guests will sit and enjoy their meals. It's important to consider appropriate lighting in the room and over the dinner table. The dining room is also a place where socializing and conversing will be held, so it should be comfortable and allow for easy conversation (size of table is important).

The dining room should be connected directly to the kitchen, since food and dishes will be brought and taken to and from both areas. It should also be accessible from both entrances of the house for easy access.

### SQ. FOOTAGE

Dining room: appx. 3500 sq. ft  
Garage: appx. 450 sq. ft

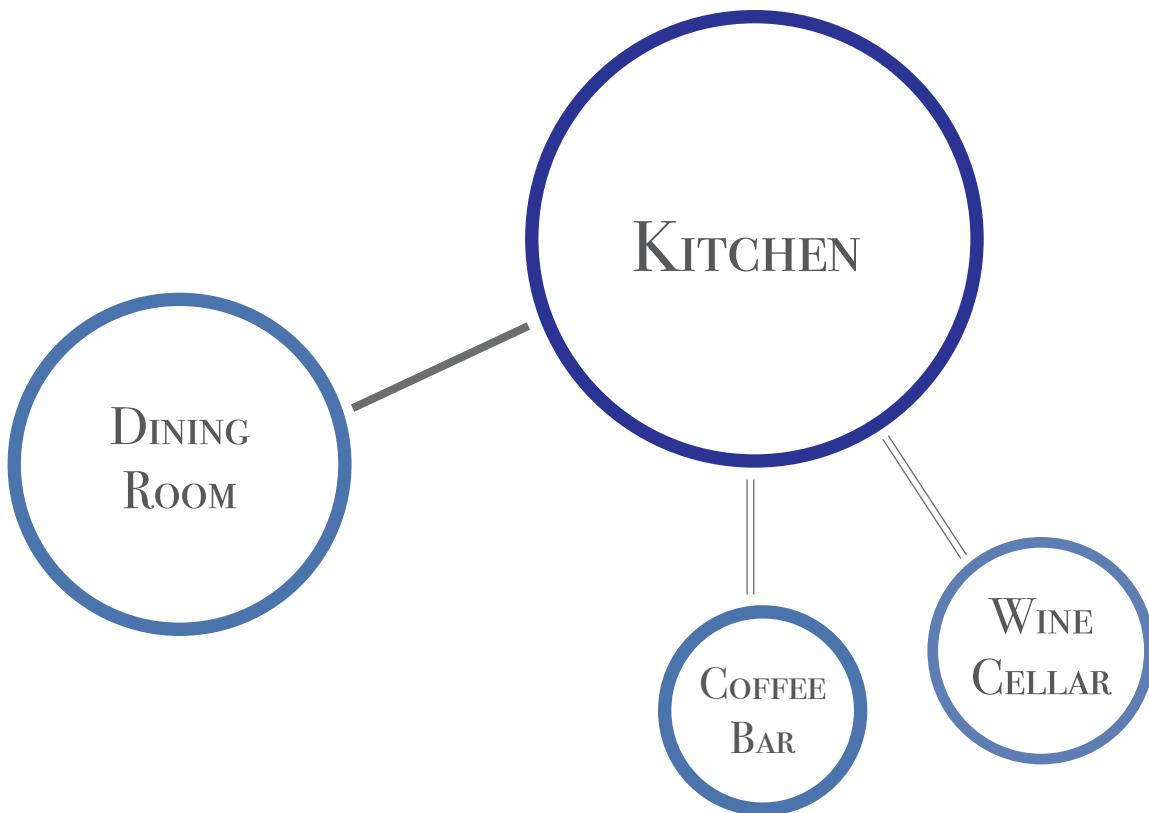
### FF&E

Dinner table and chairs, artificial lighting, dining utensils

- Space of analysis
- Important connections
- Primary
- == Secondary

# ANALYSIS

# KITCHEN



## PURPOSE, NEEDS & ACTIVITIES

The kitchen is the space where the home owners will gather to prepare food and spend time together. Given their mutual love for cooking, the kitchen is hierarchical in their home. It's important that it has complete installations and storage for all their cooking utensils. Natural lighting is provided, but artificial lighting is still very important for nighttime use of the kitchen.

The kitchen should be directly connected to the dining room, since food preparations will be taken to and from both spaces. It also includes a complete coffee bar and wine cellar, since the clients are coffee and wine fanatics. It's important that these two activities are included in the kitchen and dining area and have easy access. The wine cellar is enclosed, so it needs appropriate artificial lighting.

## SQ. FOOTAGE

Kitchen: appx. 500 sq. ft

Wine cellar: appx. 50 sq. ft

Coffee bar: appx. 30 sq. ft

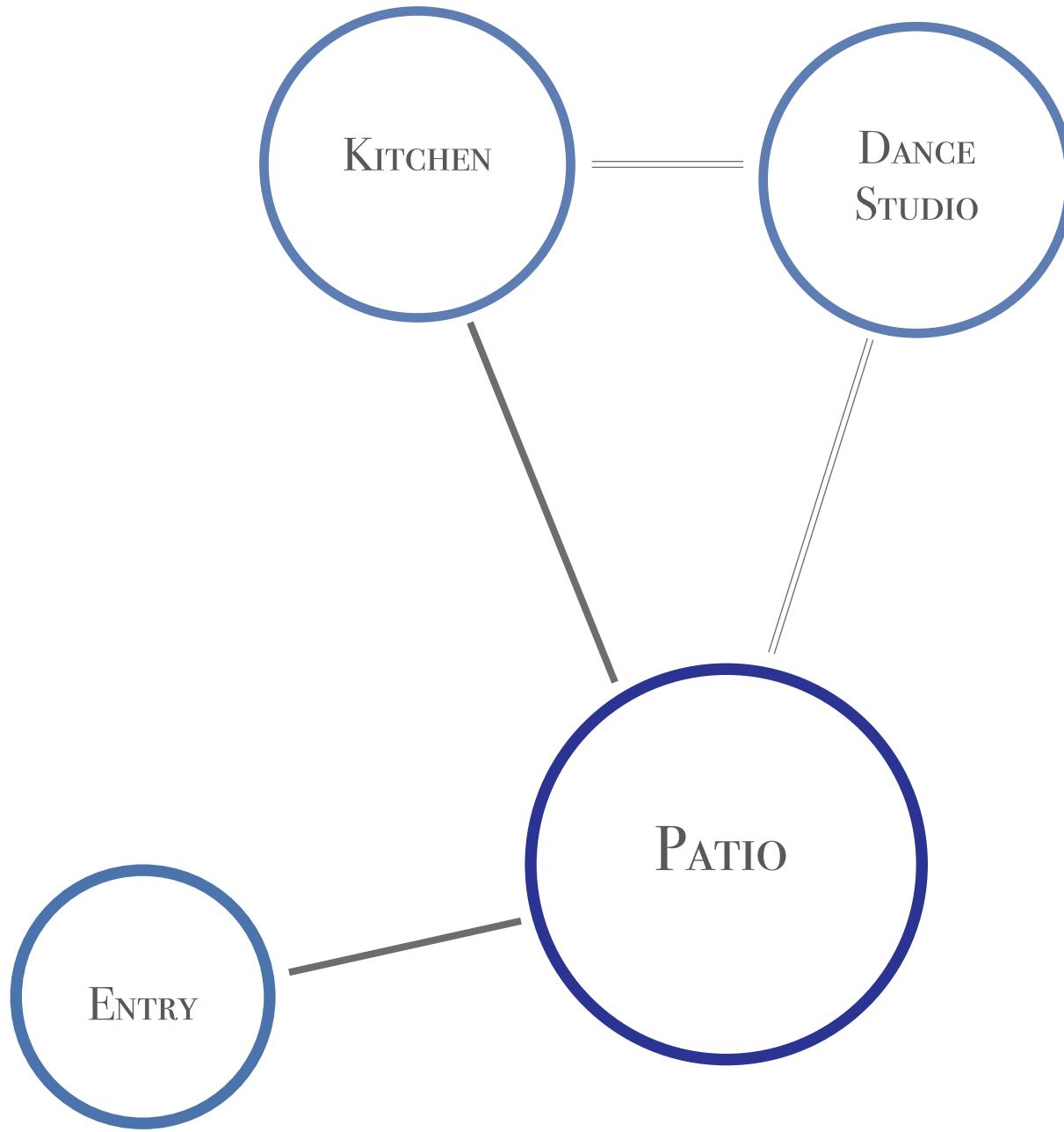
## FF&E

Refrigerator, microwave, sink and counter, stove, storage cabinets, food pantry, artificial lighting

- Space of analysis
- Important connections
  - Primary
  - Secondary

# ANALYSIS

# PATIO



## PURPOSE, NEEDS & ACTIVITIES

The patio is where home owners and/or guests will relax, converse, and enjoy sunny pool days or afternoon BBQ's. It should be comfortable and spacious, and provide shade at a sitting area.

The patio should be adjacent to the house entry, so that visitors don't have to circulate through the house in order to access it. It's also accessible from the kitchen for BBQ's and taking food in and out of the house. The patio pool should have a maintenance system and needs to be cleaned and taken care of. The client's personal dance studio is located by the patio, so that sound doesn't infiltrate the house during dance practices. This studio can be easily accessed from the patio or the kitchen.

## SQ. FOOTAGE

Patio: appx. 1,600 sq. ft

Dance studio: appx. 450 sq. ft

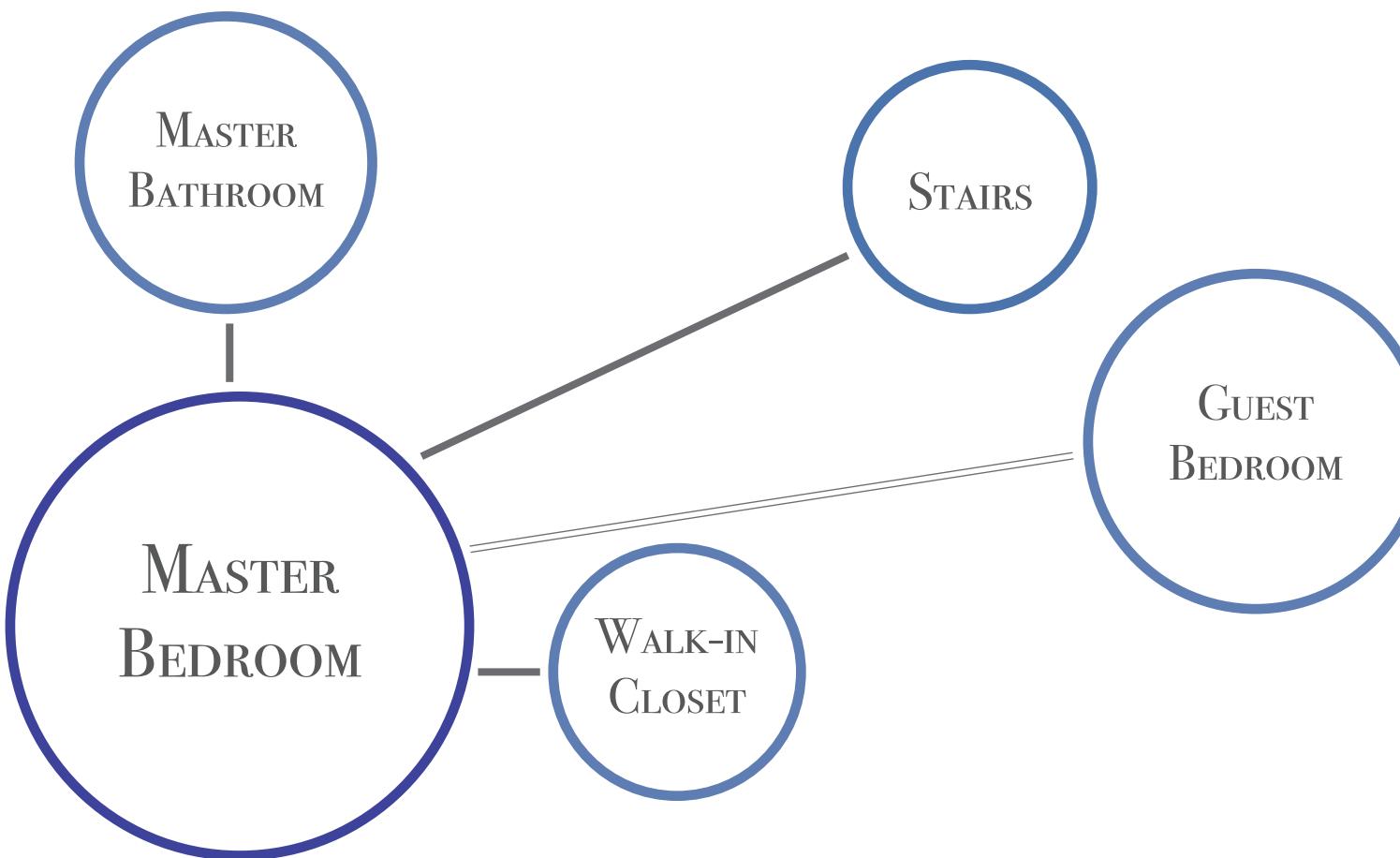
## FF&E

BBQ & vent, furniture for sitting, coffee table, artificial lighting for nighttime activities

- Space of analysis
- Important connections
- Primary
- Secondary

# ANALYSIS

# MASTER BEDROOM



## PURPOSE, NEEDS & ACTIVITIES

The master bedroom is the clients' private space. It should be comfortable and relaxing so they can wind down and rest after a long day. It connects to the master bathroom and walk-in closet, which are fully-equipped with all the installations for comfortable usage. The client is a shopping fanatic, so the walk-in closet will provide for all the necessary storage space for her collections. Artificial lighting is very important for these areas, since they are more private and don't get much sunlight from window panels.

The master bedroom is accessible from the stairs, and is directly connected to the master bathroom and walk-in closet. It is also right by the guest bedroom, so that home owners can make sure that guests staying over are comfortable and can communicate with them easily.

## SQ. FOOTAGE

Master bedroom: appx. 400 sq. ft

Master bathroom: appx. 325 sq. ft

Walk-in closet: appx. 200 sq. ft

## FF&E

Master bedroom: king-size bed, T.V., 2 bedside tables, artificial lighting

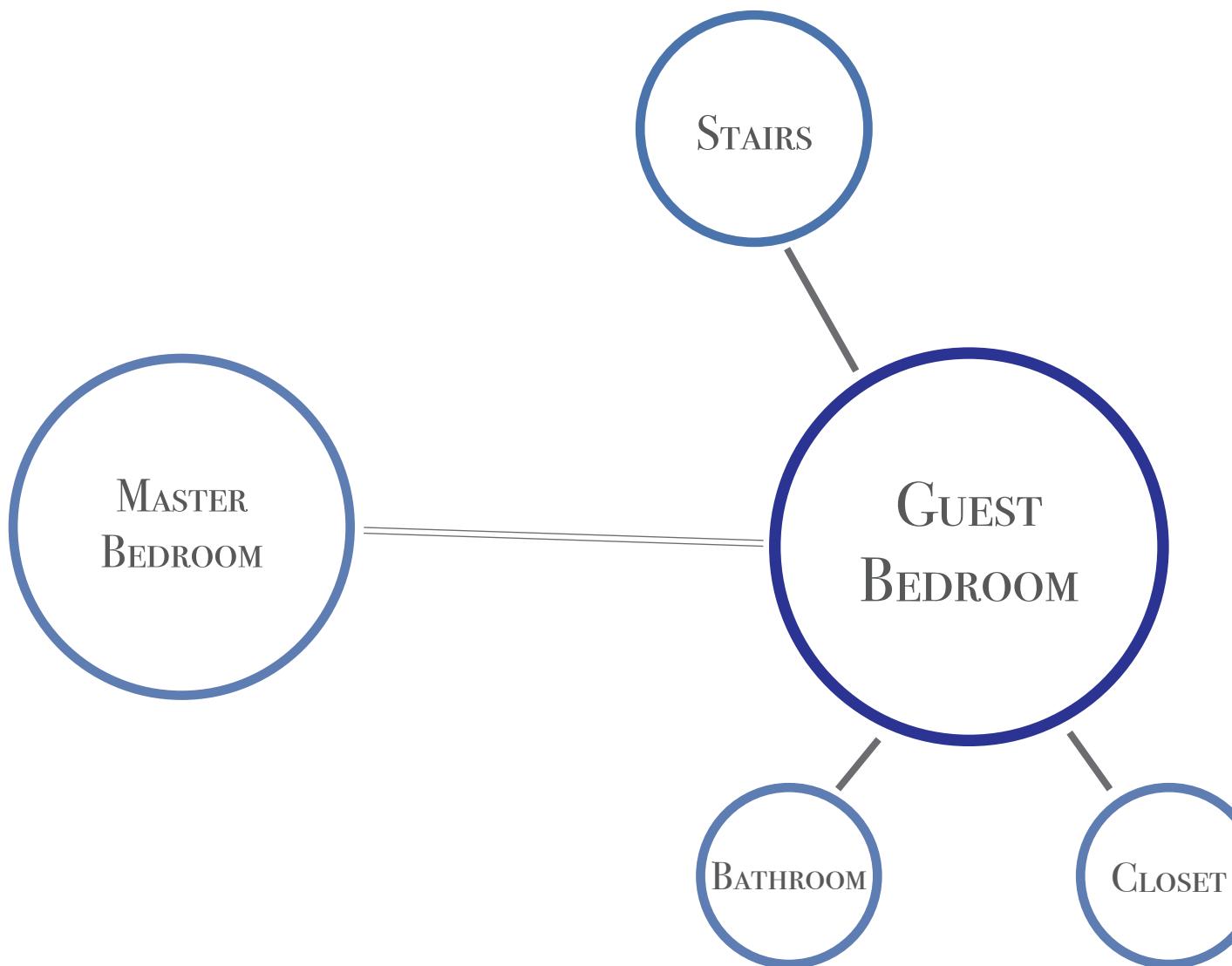
Master bathroom: double vanity stand with double sink, toilet, large mirror, shower, bathtub, mat/rug, artificial lighting

Walk-in closet: closet furniture with large storage spaces, racks & hangers, large full-body mirror, furniture for sitting at the center for easy dressing/undressing

- Space of analysis
- Important connections
- Primary
- == Secondary

# ANALYSIS

# GUEST BEDROOM



## PURPOSE, NEEDS & ACTIVITIES

The guest bedroom will be used at times where clients' friends/family stay overnight to visit. It should be comfortable and satisfy guests' needs during their stay.

The guest bedroom is conveniently directly from the stairs, so that guests don't have to circulate by the master bedroom to get to their own bedroom. This respects the clients' privacy, while it allows guests to be close to them if any communication is necessary. The guest bedroom has a bathroom and closet, so that guests are comfortable and make themselves at home during their visit.

## SQ. FOOTAGE

Guest bedroom: appx. 375 sq. ft

Bathroom: appx. 50 sq. ft

Closet: appx. 40 sq. ft

## FF&E

Guest bedroom: Queen-sized bed, T.V., bedside table, artificial lighting

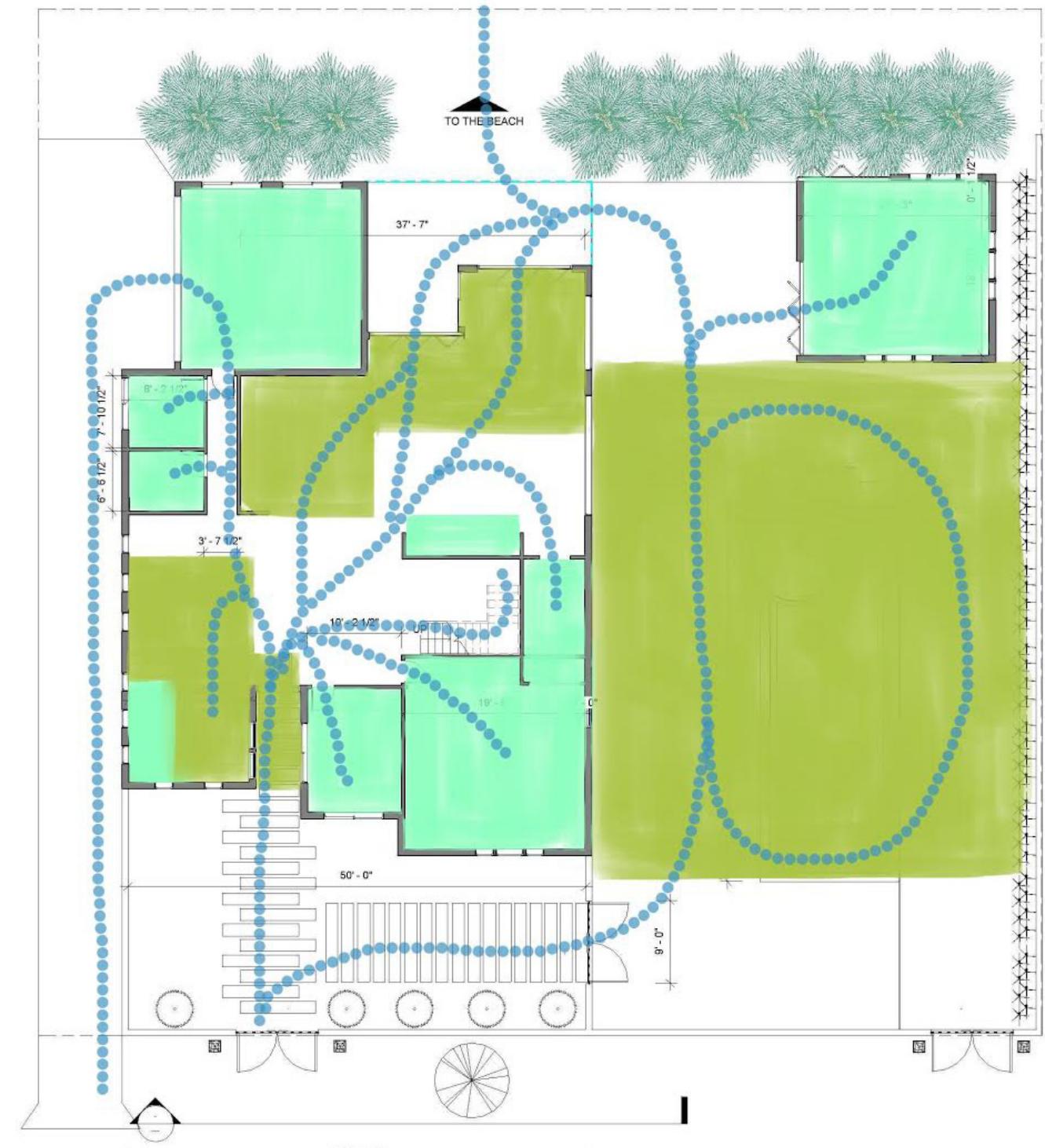
Bathroom: single vanity stand with sink, toilet, shower, large mirror, mat/rug

Closet: closet furniture and hangers

- Space of analysis
- Important connections
- Primary
- == Secondary

# BLOCKING DIAGRAM + CIRCULATION

## 1<sup>st</sup> FLOOR



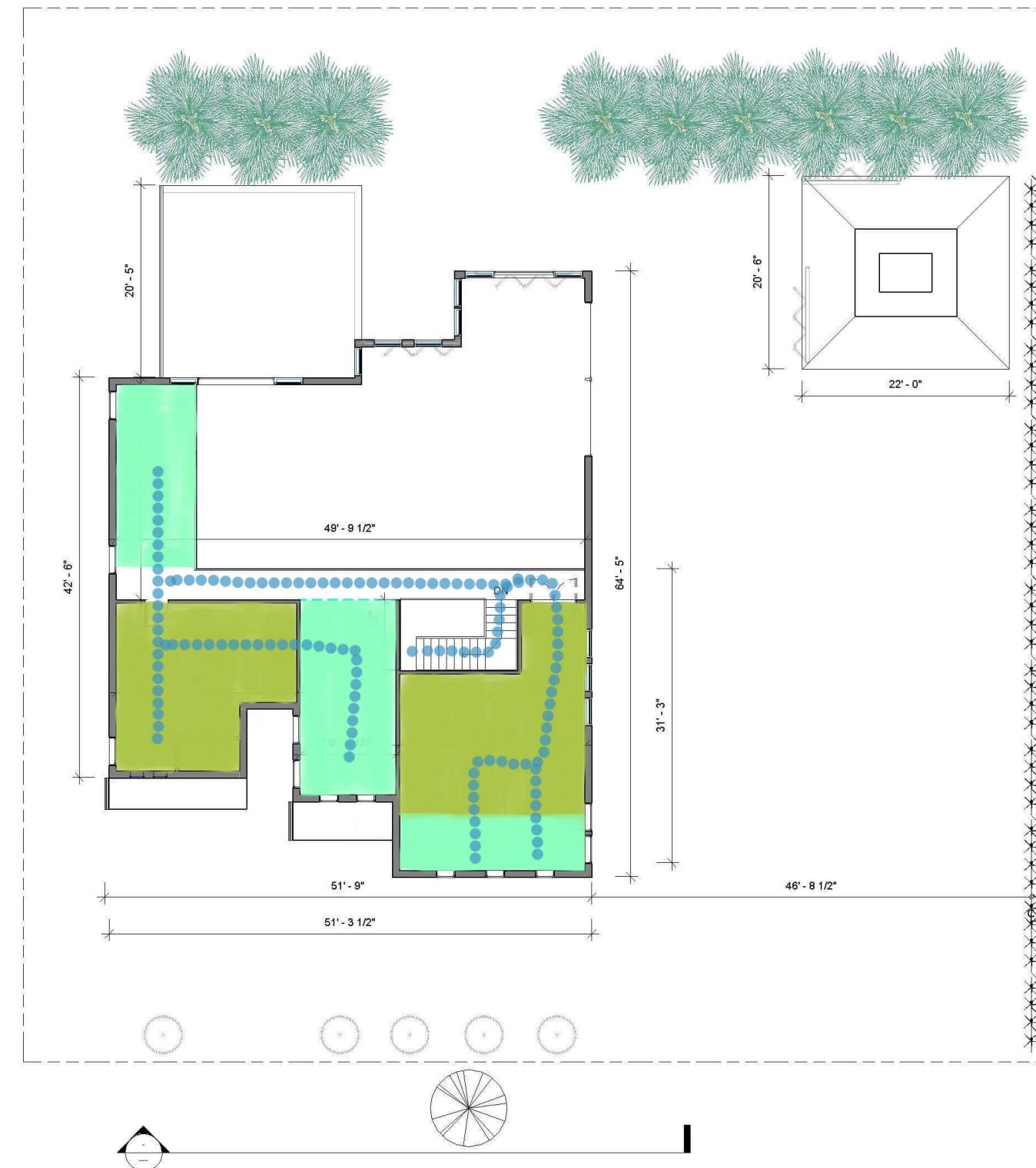
Primary spaces

Secondary spaces

● ● ● Possible circulation paths

# BLOCKING DIAGRAM + CIRCULATION

## 2nd FLOOR



Primary spaces

Secondary spaces

Possible circulation paths

# DESIGN GUIDELINES

1

The concept of the first floor involves it being the most 'social' part of the house, so an open plan would be ideal in order to maximize interpersonal interactions and accessibility, as well as assure spatial hierarchy.

2

Window types should be taken into consideration, and it's ideal to use large panels instead of small windows in order to maximize natural light. Some spaces have natural sunlight, but many do not. This means that artificial lighting is a very important design factor to consider. Artificial lighting will not only solve the problem of insufficient natural light, but also become part of the design as they set the mood for each space.

3

The dance studio is an important part of the house, and it is strategically designed to be separate from the house itself in order to avoid sound from dance practices to be heard inside the house. It's crucial that the dance studio's acoustic considerations are met, such as soundproof walls and a complete sound system.

4

The office is another crucial part of the design, since it's where one of the clients will spend most of his time. It should have all the necessary artificial lighting, and should have comfortable furniture for the client's long hours of work. It should also include a special storage/display where the client can store and show off his large book collection, given his passion for reading. This display should be both functional and sophisticated in design.

5

The kitchen is a very important part of the house, since the clients enjoy cooking and spending time together as they prepare meals. It should be fully-equipped, user-friendly, and should have all the necessary tools. It should also be spacious and comfortable to be in, since the kitchen is also a social/public part of the house, and there will be a great amount of circulation there.

# REFERENCES

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<http://djconstruction.com/fre-affect-building-project/>

<https://www.homebuilding.co.uk/room-sizes/>

