

Common House Preliminary Program

This sample preliminary 'design program' shows a format for recording space-planning decisions and communicating these to your designer. It is intended to establish a feasibility-phase budget only.

	<u>20 Units</u> 44 people	<u>30 Units</u> 66 people	<u>Comments</u> Population assumed at 2.2 person/unit
Entry w/Coats/Mailbox/Messages	150 ft ²	180 ft ²	
Dining/Open area	616	924	@ 14 ft ² /person, incl.table & chair stacks
Multipurpose/Overflow Area	300	400	Adjacent to dining; for extra diners, TV& VCR, exercise area, small meetings, etc., with folding wall
Kitchen (including storage & serving)	350	500	
Toiletries (2)	200	200	Women: 2 WC's+lav; Men: WC+urinal+lav
2 Guestrooms w/ closets & bath	300	300	Bath is shared
Laundry	64	64	For kitchen/dining & guest laundry
Library/Quiet space	240	320	
Receiving/Recycling area	80	120	Indoor portion of ft ² listed here
Children's space	200	300	(Not intended for licensed daily care)
Teen space	250	350	
Storage/Janitorial	100	150	Holiday decorations, supplies, etc.
Hobby space/Workshop	200	300	Identify equipment & use
Root cellar	84	112	Has dirt floor...
<i>"Buy and Sell" Store</i>	<i>100</i>	<i>150</i>	<i>Desirable if site is far from shopping</i>
<i>Fireplace or stove w/ wood storage</i>	<i>32</i>	<i>32</i>	<i>Adjacent to Dining/Library space...</i>
<i>Solarium</i>	<i>48</i>	<i>64</i>	<i>Adjacent to other space</i>
<i>Office</i>	<i>100</i>	<i>100</i>	<i>For community management tasks</i>
<i>Third guestroom w/ closet</i>	<i>100</i>	<i>100</i>	<i>Shares the same bath as the other two</i>
Total Net Square Footage	<u>3,134</u>	<u>4,220</u>	(Figures in italics not included)
multiply by Grossing Factor:	1.35	1.35	Wall thickness, circulation, mechanical
Total Building Square Footage	4,231	5,697	

Other possible elements:

Deck/Screen porch	240 (24)	400 (40)	() = # of users @ 10 ft ² /each
Hot tub w/ deck surround	150 (6)	200 (10)	Indoor or outdoor () = # of users
Sauna	48 (6)	80 (8)	Indoor or outdoor () = # of users

Other common exterior facilities to be estimated separately: Parking lot(s), paths, roadways(s), storage shed (for yard tools, deck chairs, etc.), greenhouse...