

program & diagram

cecelia kominsky

introduction

main goal

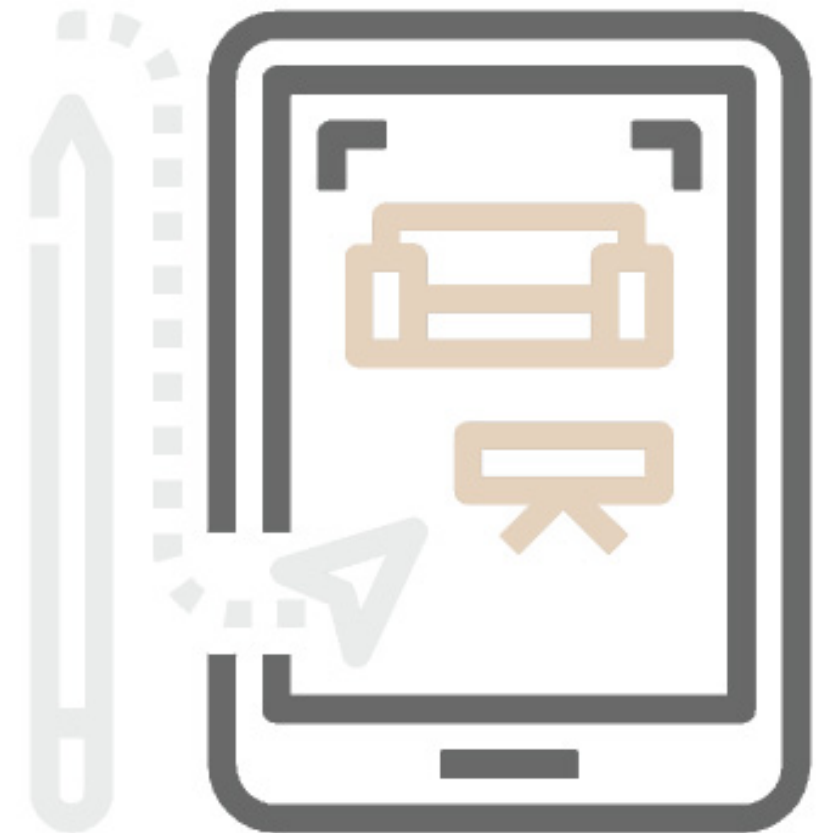
to create my clients dreamhouse tailoring towards their everyday needs and hobbies. to design an open floor plan with straightforward circulation and plenty of space for entertaining

dominant features

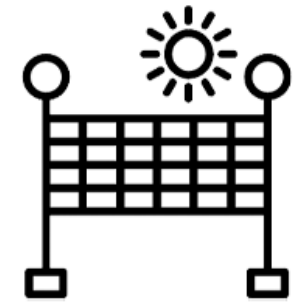
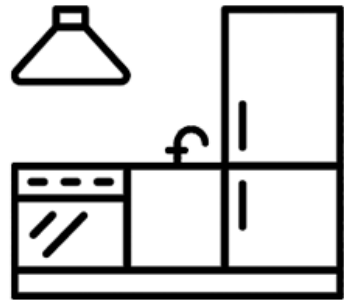
enclosed entry that opens up into a large space, big kitchen with open circulation, gym and office space for work

crucial aspects

open space to throw parties/events, private space to work and relax, plenty of light to open the space up



program



activities

big kitchen and pantry
home gym/yoga space
walk-in closet
office space
pool/bbq area
volleyball court
bar

design considerations

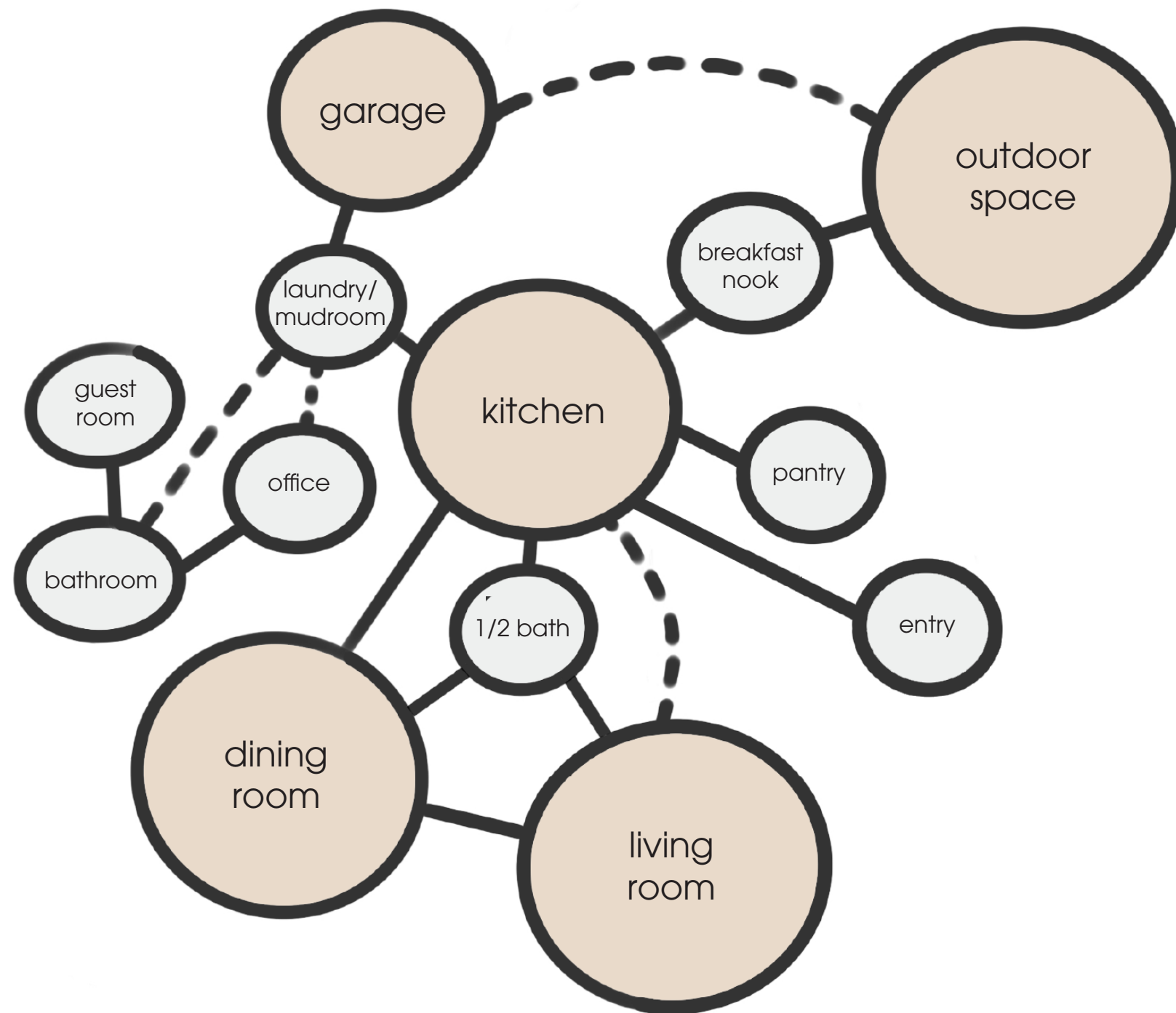
closed entry
open event space
bar area

necessities

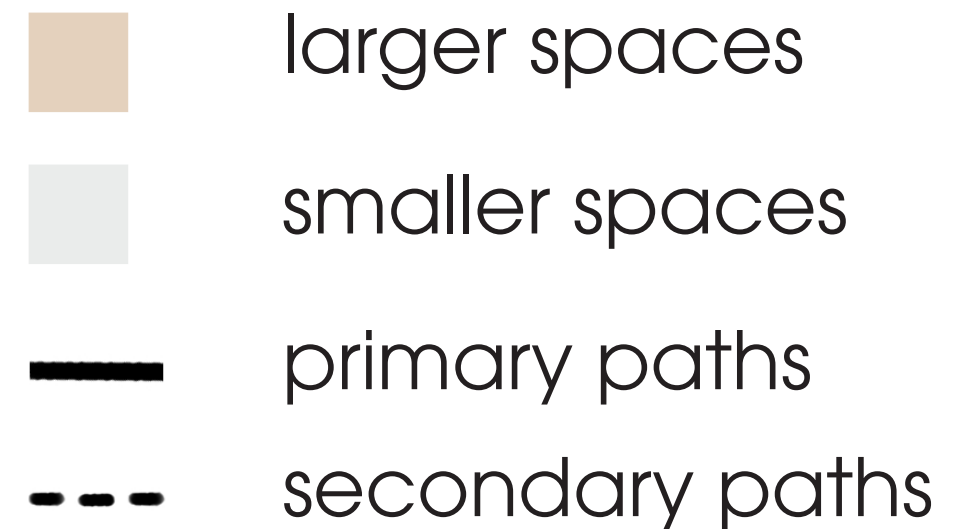
mud room
laundry room
garage
dining room
living room
closet
1/2 bath
master bedroom
second bedroom
walk-in closet
guest bedroom
3 bathrooms
linen closet

adjacency diagram

first floor

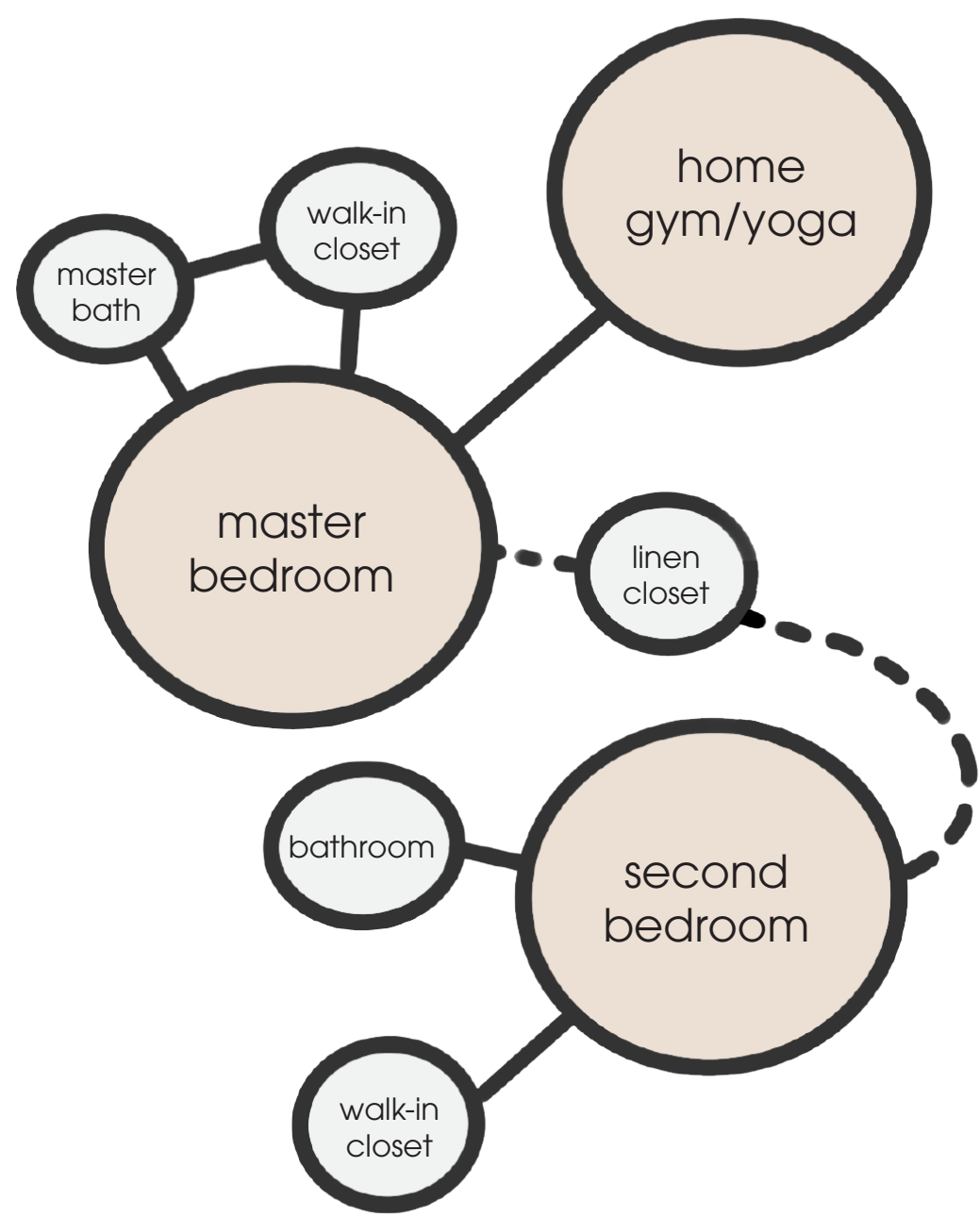


in this diagram the size of the bubbles represents the proportion of the spaces and the paths represent primary and secondary accessibility



adjacency diagram

second floor

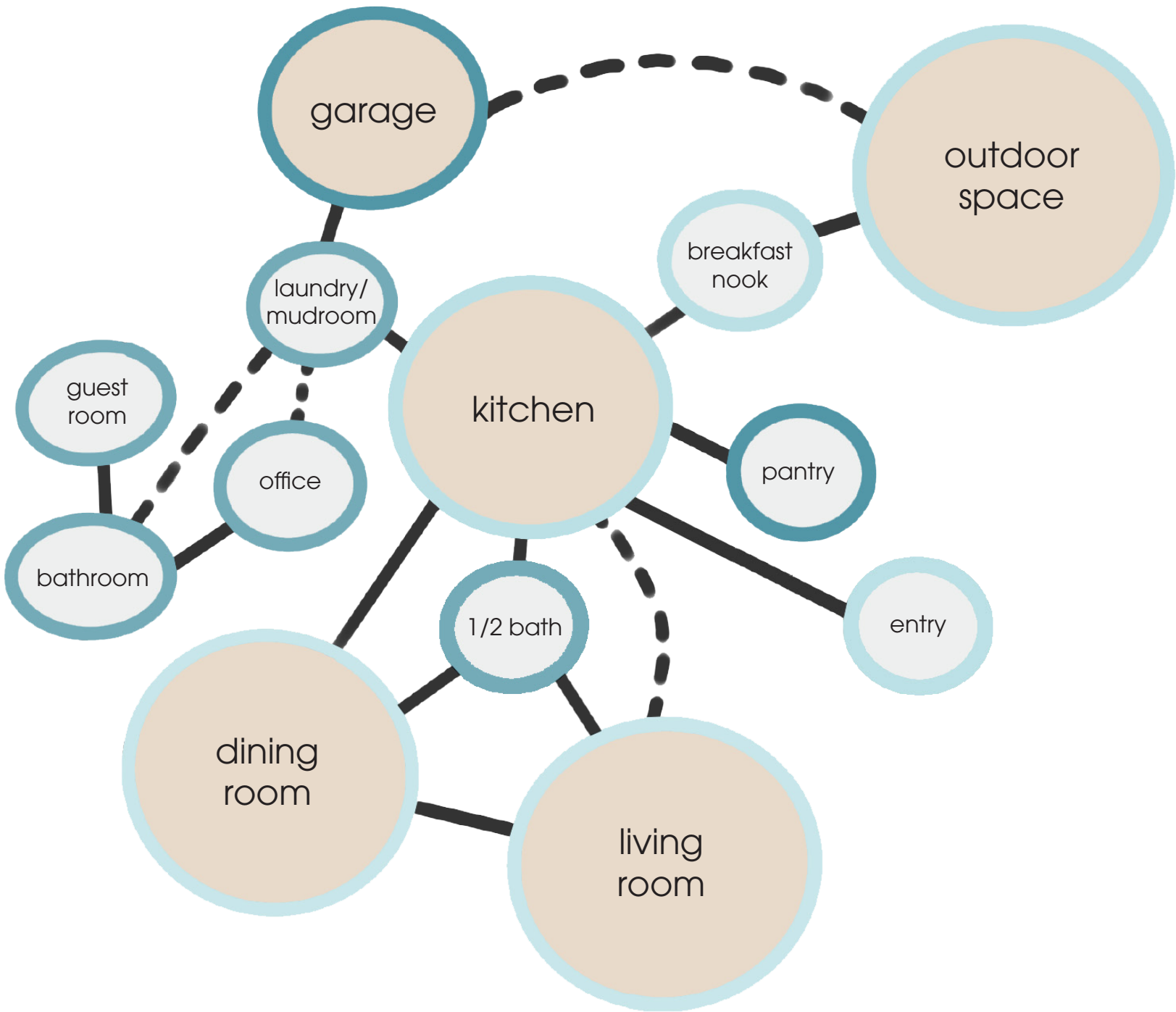


in this diagram the size of the bubbles represents the proportion of the spaces and the paths represent primary and secondary accessibility

- larger spaces
- smaller spaces
- primary paths
- secondary paths

adjacency diagram

first floor- public vs private

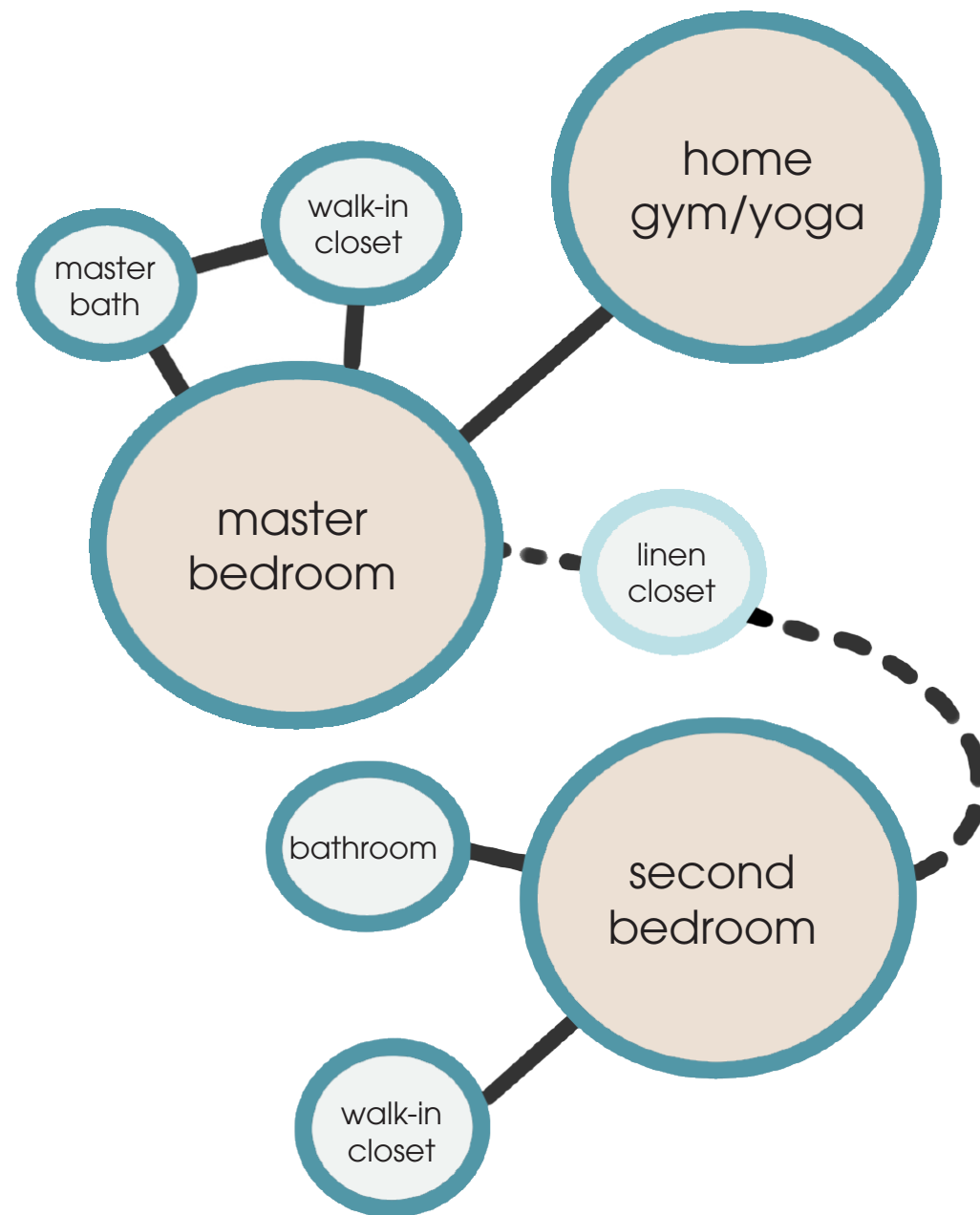


the first floor of the house has a mix of public and private zones. areas such as the breakfast nook, kitchen, outdoor space, entry, living and dining room are all considered public areas given my clients like to host parties and these are areas set up to fulfill that purpose

— public areas
— private areas

adjacency diagram

second floor- public vs private

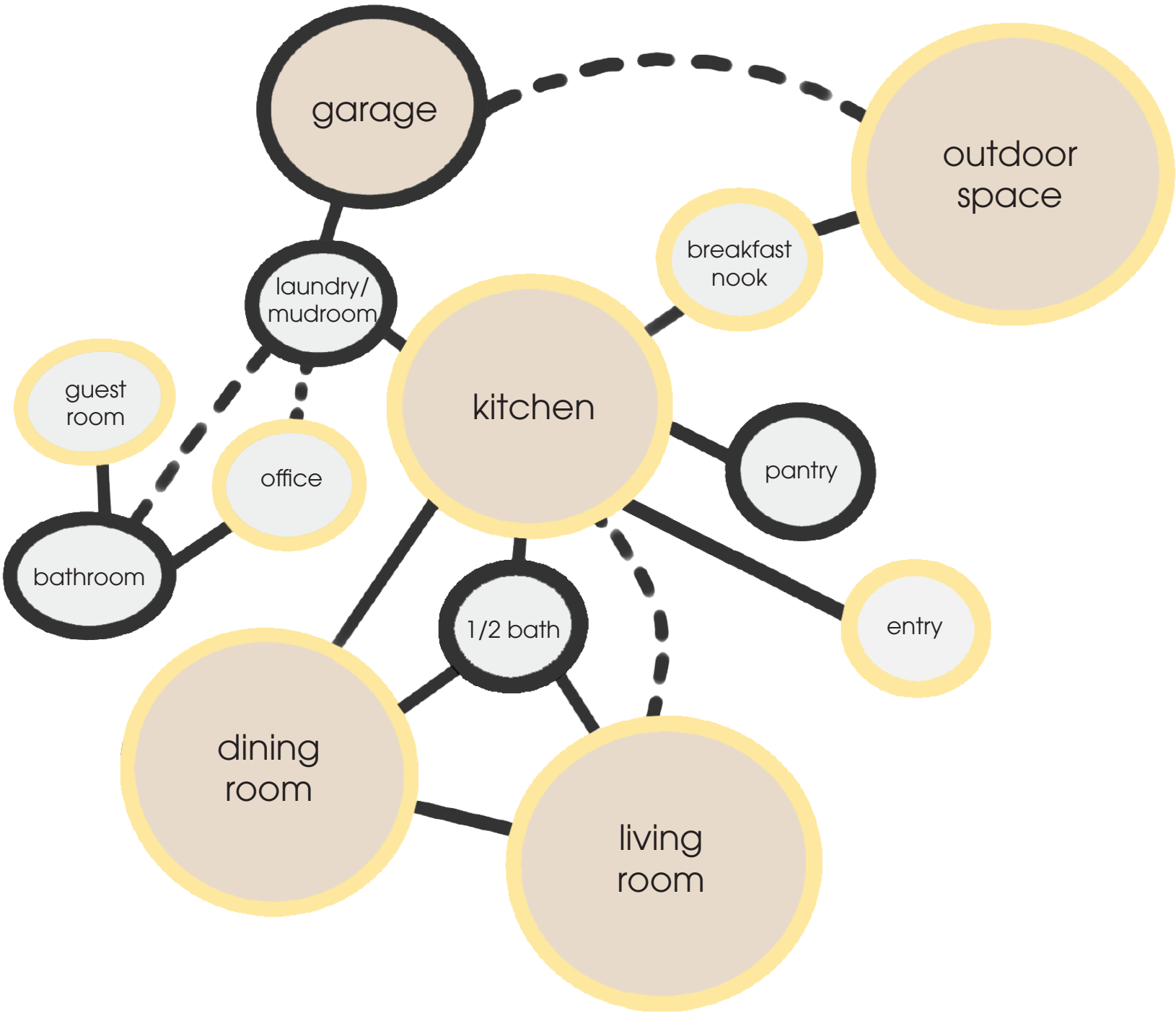


the second floor of the house consists mainly of private areas. this is because the second floor is mainly for living, encompassing two large bedrooms, bathrooms, and walk-in closets. the only private area is the linen closet which is located in the hallway so that anyone can access to it without having to walk into a bedroom

— public areas
— private areas

adjacency diagram

first floor- light

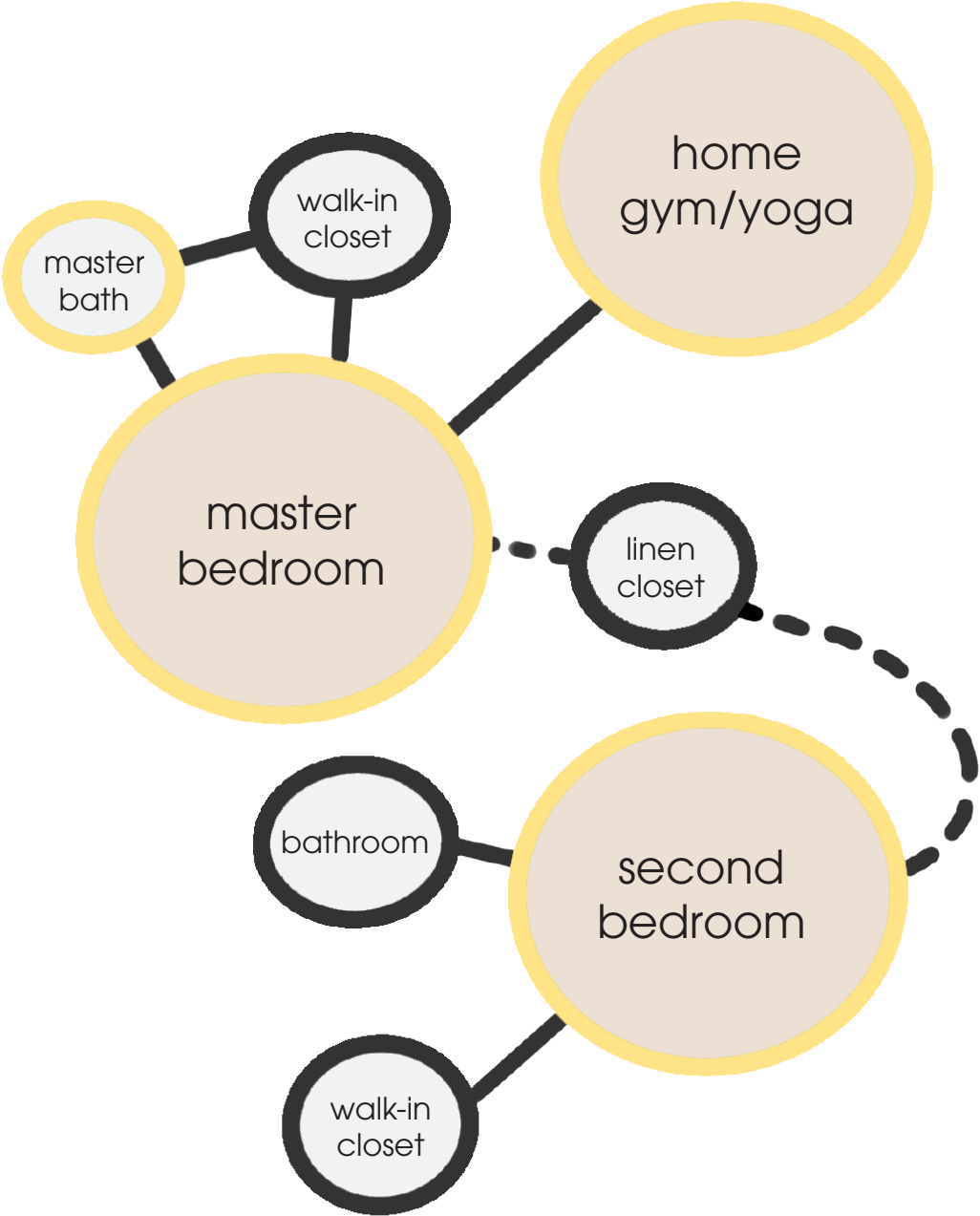


the spaces highlighted yellow represent the areas of the house that need artificial light or recieve natural light throughout the day. this mainly consists of the public areas on the first floor

— need of light

adjacency diagram

second floor- light

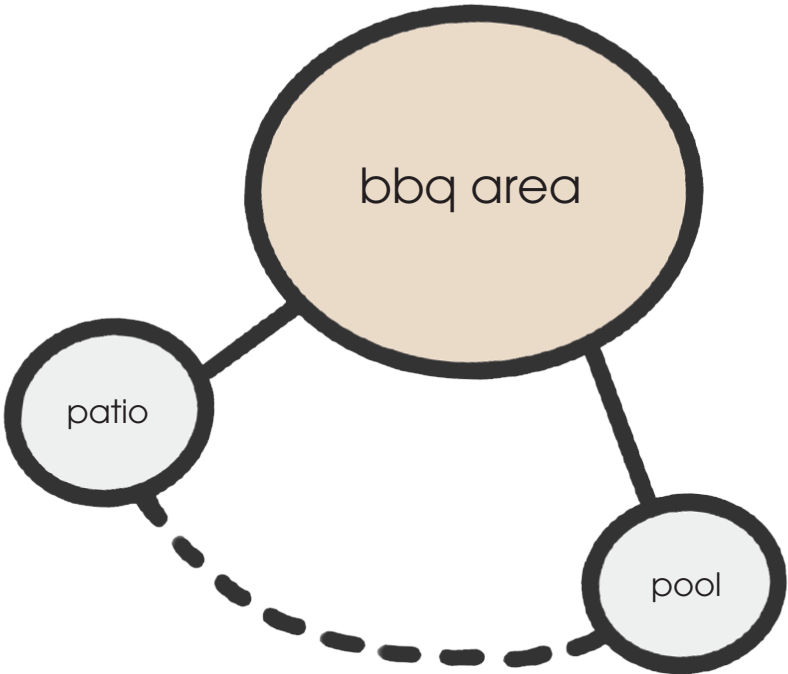


on the second floor, the main areas that need/are already receiving light include the bedrooms, home gym/yoga area, and the master bathroom. however, only minimal light is let in to the bedrooms which will help the space feel more open without making the room too bright/hot throughout the morning and day

— need of light

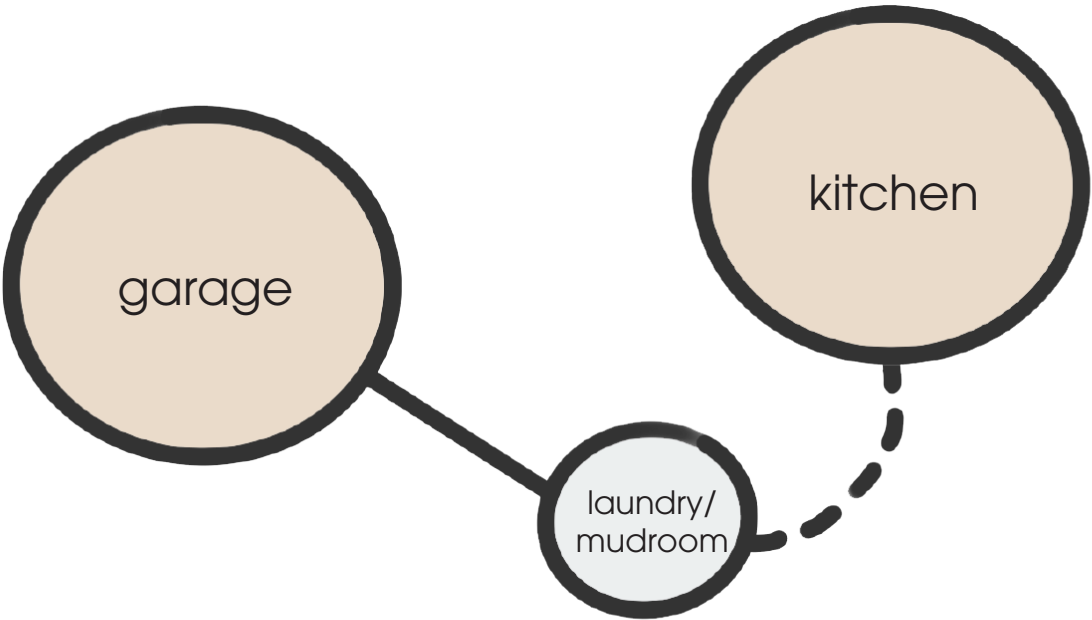
adjacency diagram

patio,
pool,
bbq area



this diagram shows how the patio and pool have a direct path of circulation to the pool and patio area. it also shows the secondary path of circulation between the patio and pool

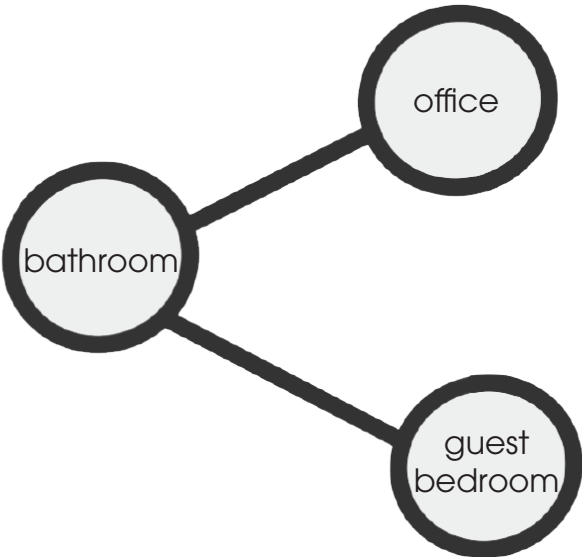
garage,
laundry/mudroom,
kitchen



this diagram shows the direct connection between the garage and the laundry/mudroom. the secondary path of circulation from the laundry/mudroom and kitchen is also shown

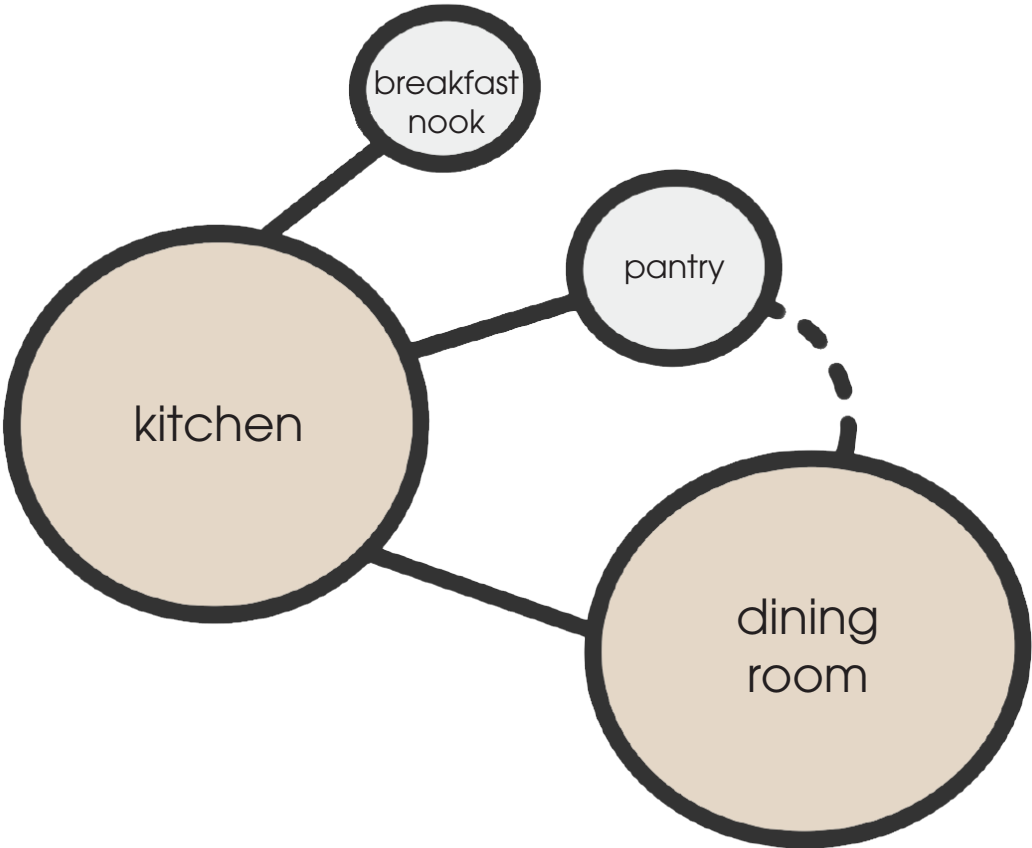
adjacency diagram

office,
bathroom,
guest bedroom



this diagram shows how the bathroom connects directly to the office on one side and guest bedroom on the other

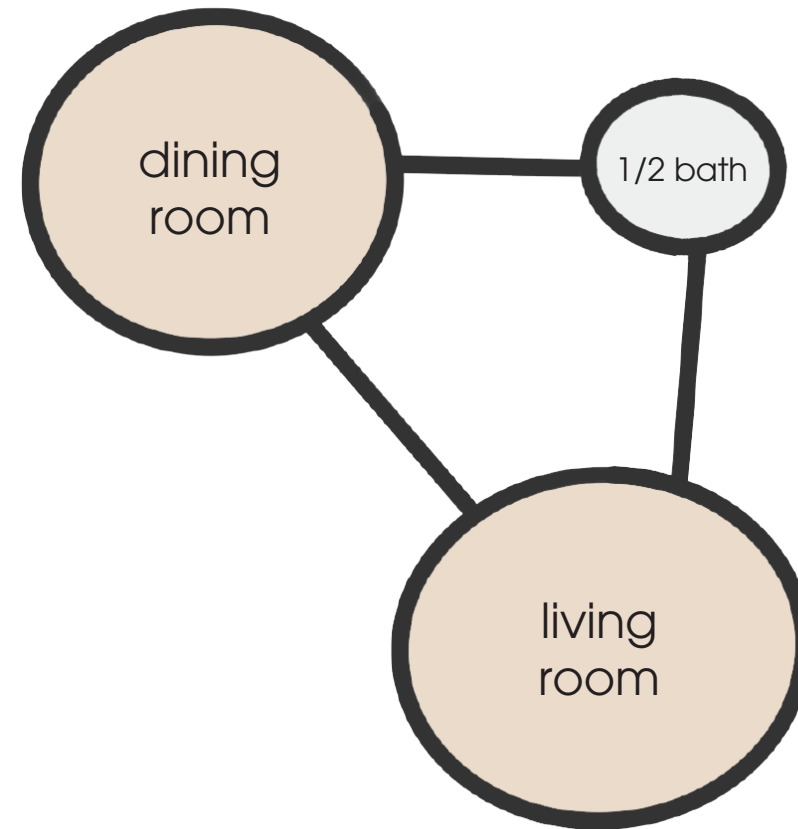
kitchen,
pantry,
breakfast nook,
dining room



this diagram shows the direct connection from the kitchen to the dining room, pantry, and breakfast nook. the secondary path of circulation between the pantry and dining room is also shown

adjacency diagram

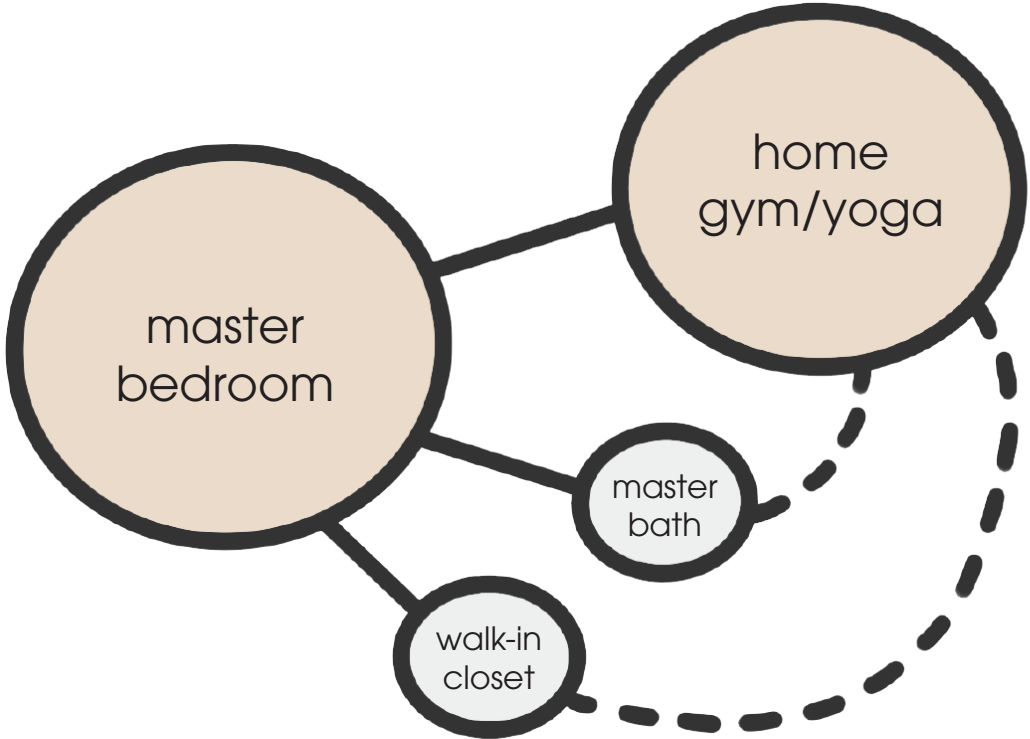
dining room,
living room,
1/2 bath



this diagram shows how the half bath is easily accessed from the dining room and living room. it also shows that the dining room and living room have a primary path of circulation as well

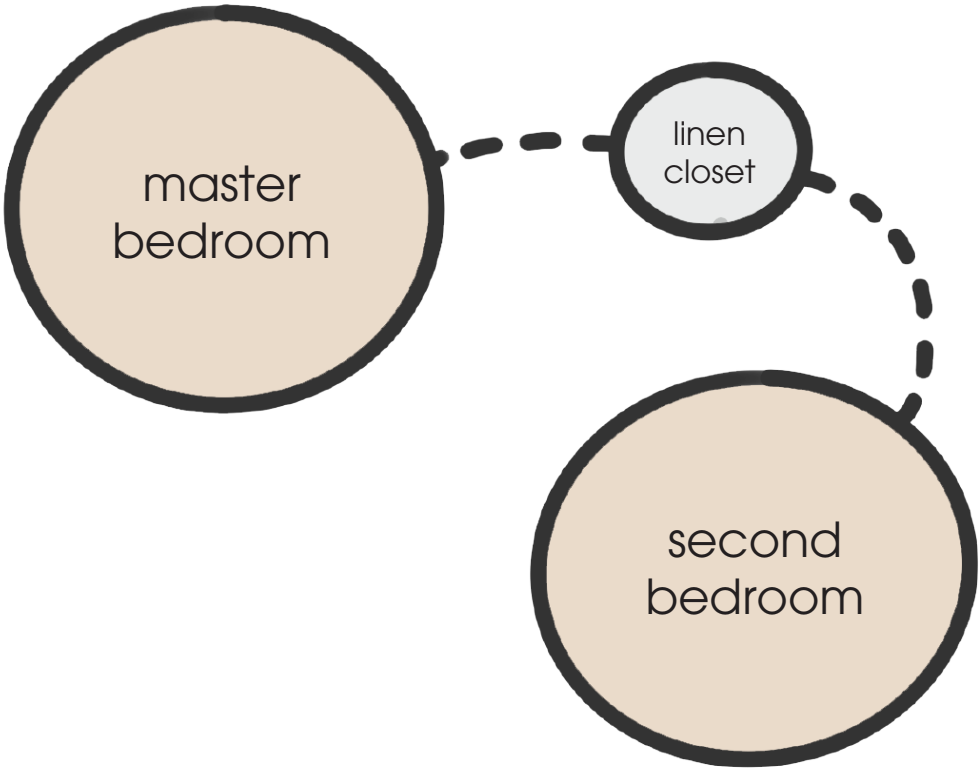
adjacency diagram

master bedroom,
master bath,
walk-in closet,
home gym/yoga



this diagram shows the direct connections from the master bedroom to the home gym/yoga room, master bathroom, and walk-in closet. it also represents the indirect connections from the home gym/yoga room to the master bathroom and walk-in closet

master bedroom,
linen closet,
second bedroom

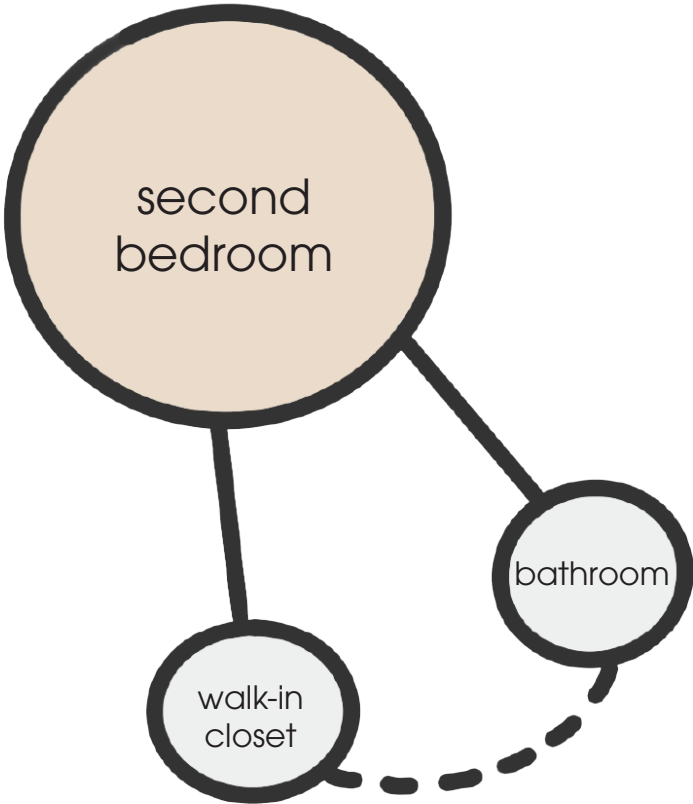


this diagram shows how the linen closet on the second floor has an indirect path of circulation to it from both the master bedroom and second bedroom

adjacency diagram

second bedroom, walk-in closet, bathroom

second bedroom,
walk-in closet,
bathroom



this diagram shows how the second bedroom directly connects to the bathroom and walk-in closet on the second floor of the house. it also shows how the bathroom and closet, while not directly connected, still have a secondary path of circulation

individual spaces

analysis

entry

enclosed to create separation between the indoor and outdoor spaces
space to greet people as they walk through the door

mudroom/laundry room: 222.5 sqft

space next to garage
enough room for washer, dryer, shoe/coat storage, ironing station and hangers

garage: 388 sqft

space connected to the back of the house
garage door opens on the western facade
room for two cars and some extra storage

living room: 314.8 sqft

large space for socializing and relaxing
close to guest bathroom on first floor
smooth circulation to dining room and kitchen

dining room: 203.9 sqft

close to entry with smooth circulation to living room and kitchen
formal dining area used when company comes over
close to guest bathroom

breakfast nook: 176.6 sqft

cozy space to eat breakfast with the family
access to patio and pool/bbq area through back door
plenty of natural light and high ceilings
enough space for a small table

individual spaces

analysis

kitchen: 358.8 sqft

large space with island and smooth circulation throughout
high ceilings and larger windows allowing for plenty of natural light
close to breakfast nook and dining room

pantry: 52.2 sqft

small walk-in pantry with enough room to store extra food and snacks
close to kitchen to allow easy access

patio: 294.4 sqft

located on the northern facade of the house
close to bbq/pool area
smooth transition from indoor to outdoor areas

office: 150 sqft

enough space to put a desk and storage for event planning materials
windows to provide natural light throughout the day
private work/study space

bathroom: 54 sqft

full bath with enough room for a large shower, toilet, and sink
right off of the office and guest bathroom
located in a convenient spot from all rooms on the first floor

guest bedroom: 128.1 sqft

small bedroom with enough space for a queen bed, side table, and dresser
private area
direct access to guest bathroom

individual spaces

analysis

master bedroom: 593.4 sqft

second floor of the house
private area
enough space for a california king, sidetables, and vanity area

master bath: 238 sqft

huge bathroom with enough room for a large shower, toliet, jacuzzi tub, two sinks, two vanity cabinets, and a small sauna windows to allow natural light

walk-in closet: 180 sqft

attached to the master bedroom and master bath
large room with enough space for hanging clothes racks, jewelry storage, furniture, and mirrors
private space thats accessible to both parents

second bedroom: 270.8 sqft

smaller bedroom with plenty of natural light
enough space for a queen bed, nightstand, desk, and vanity area
under bed storage

bathroom: 104.2 sqft

smaller full bath with enough room for a large shower, toliet, vanity cabinet and sink
private area

walk-in closet: 103.5 sqft

slightly smaller then the master walk-in
enough space for drawers, hanging clothing racks, and mirrors
attached to bedroom on the second floor

individual spaces

analysis

home gym/yoga: 400 sqft

easy access from the master bedroom
fully equipped home gym with space to do yoga
gorgeous views of the venetian causeway

linen closet: 26.6 sqft

small closet for extra towels and bedding
located on the second floor

bbq area: 385 sqft

large area to hang out by the pool
shade provided from the hot florida sun
easy access to the pool and back patio
located at the back of the property near the beach

closet: 18.3 sqft

located in the living room on the first floor of the house
space to store extra blankets and linens
hidden area

1/2 bath: 34.2 sqft

located on the first floor
near the dining room and kitchen so guests can have easy
accessibility to it
private area in a public space

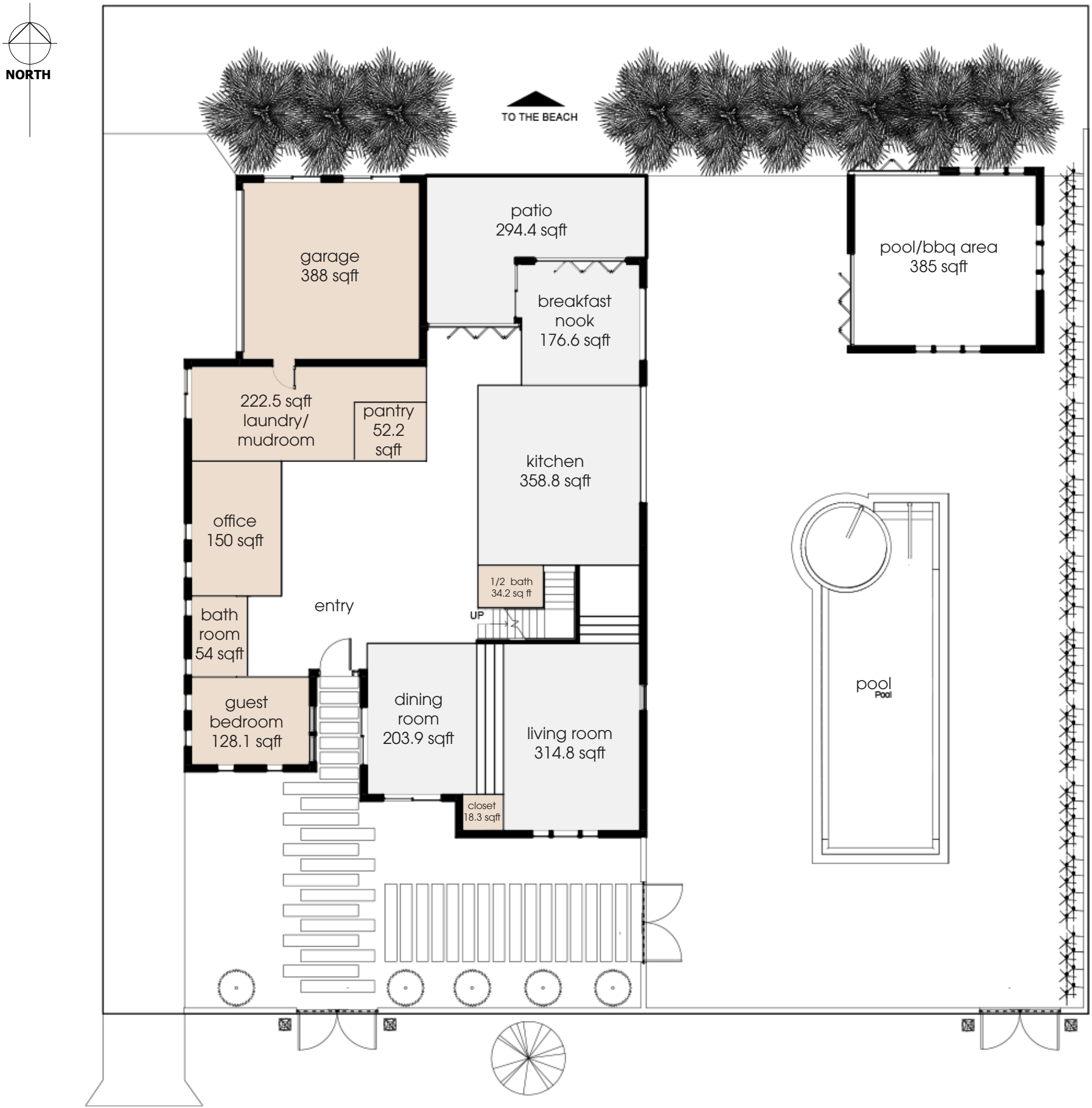
blocking diagram

first floor:

- entry
- mudroom/laundry room
- garage
- 1/2 bath
- living room
- dining room
- breakfast nook
- kitchen
- pantry
- office
- bathroom
- guest bedroom
- pool/bbq area
- pool
- patio
- closet

public spaces

private spaces



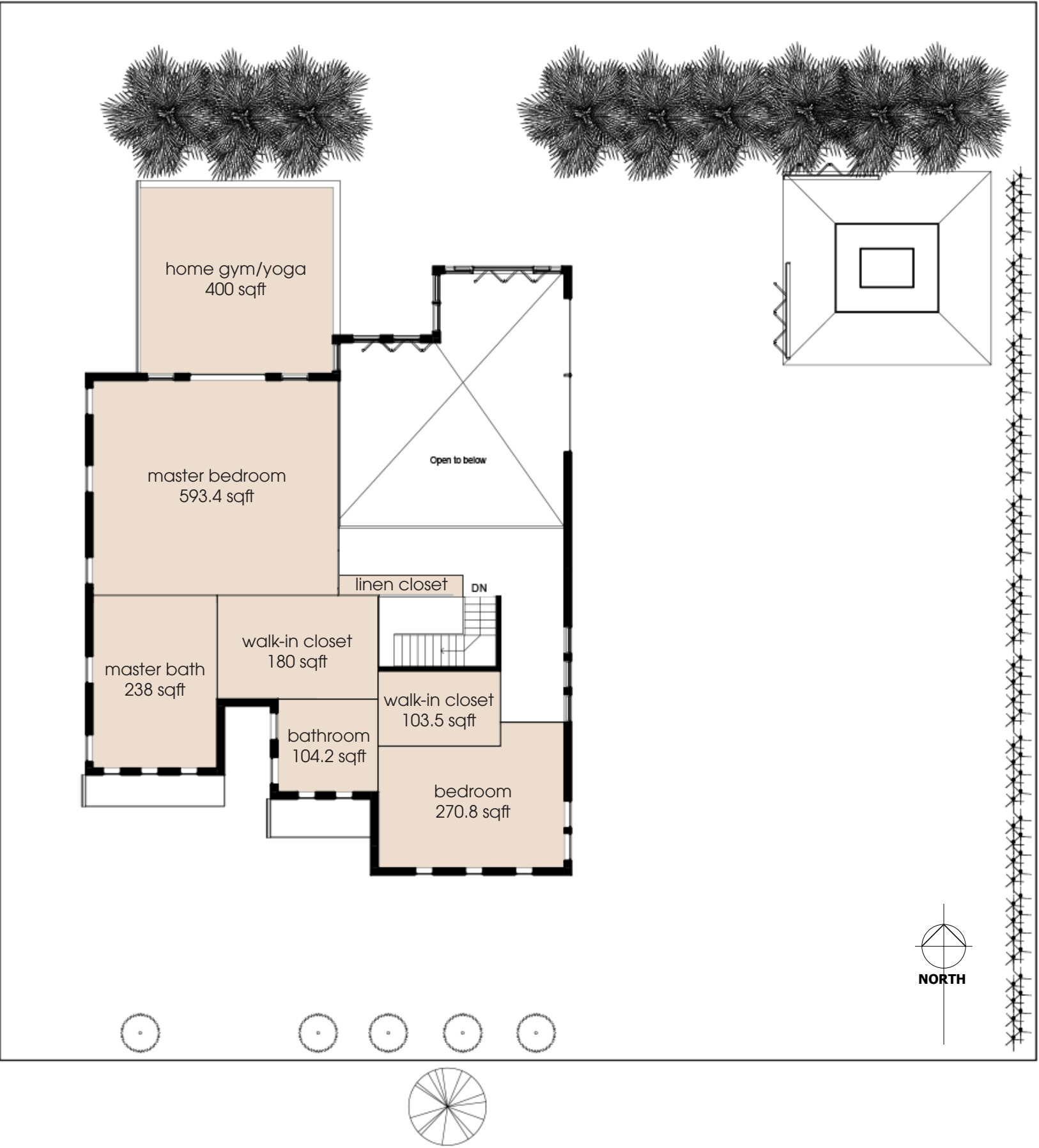
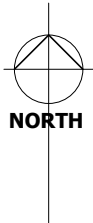
blocking diagram

second floor:

- master bedroom
- master bath
- walk-in closet
- home gym/yoga
- linen closet
- second bedroom
- walk-in closet
- bathroom

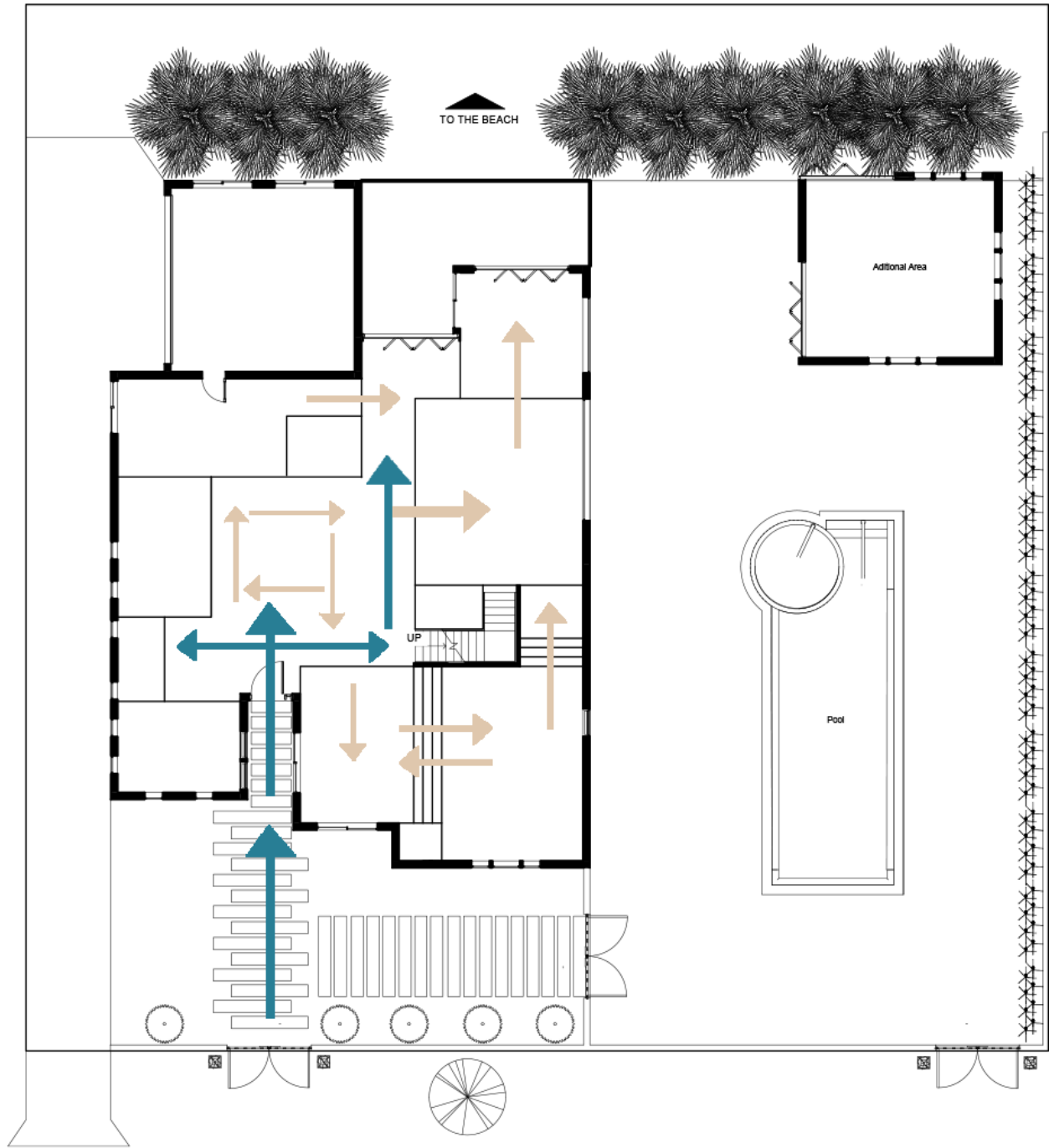
public spaces

private spaces



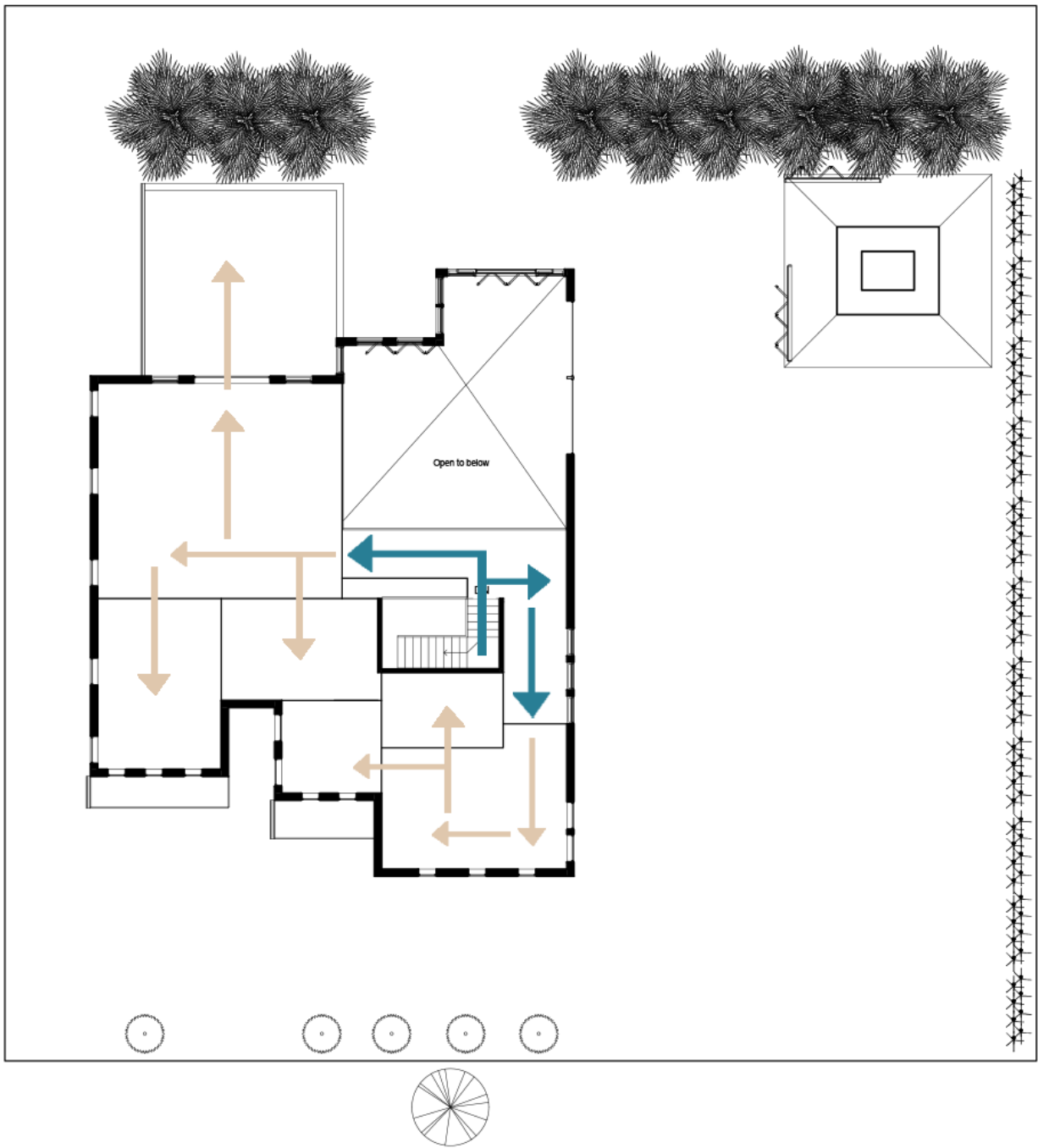
circulation

first floor

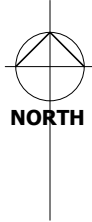


goal: to create a fluid and logical path of movement

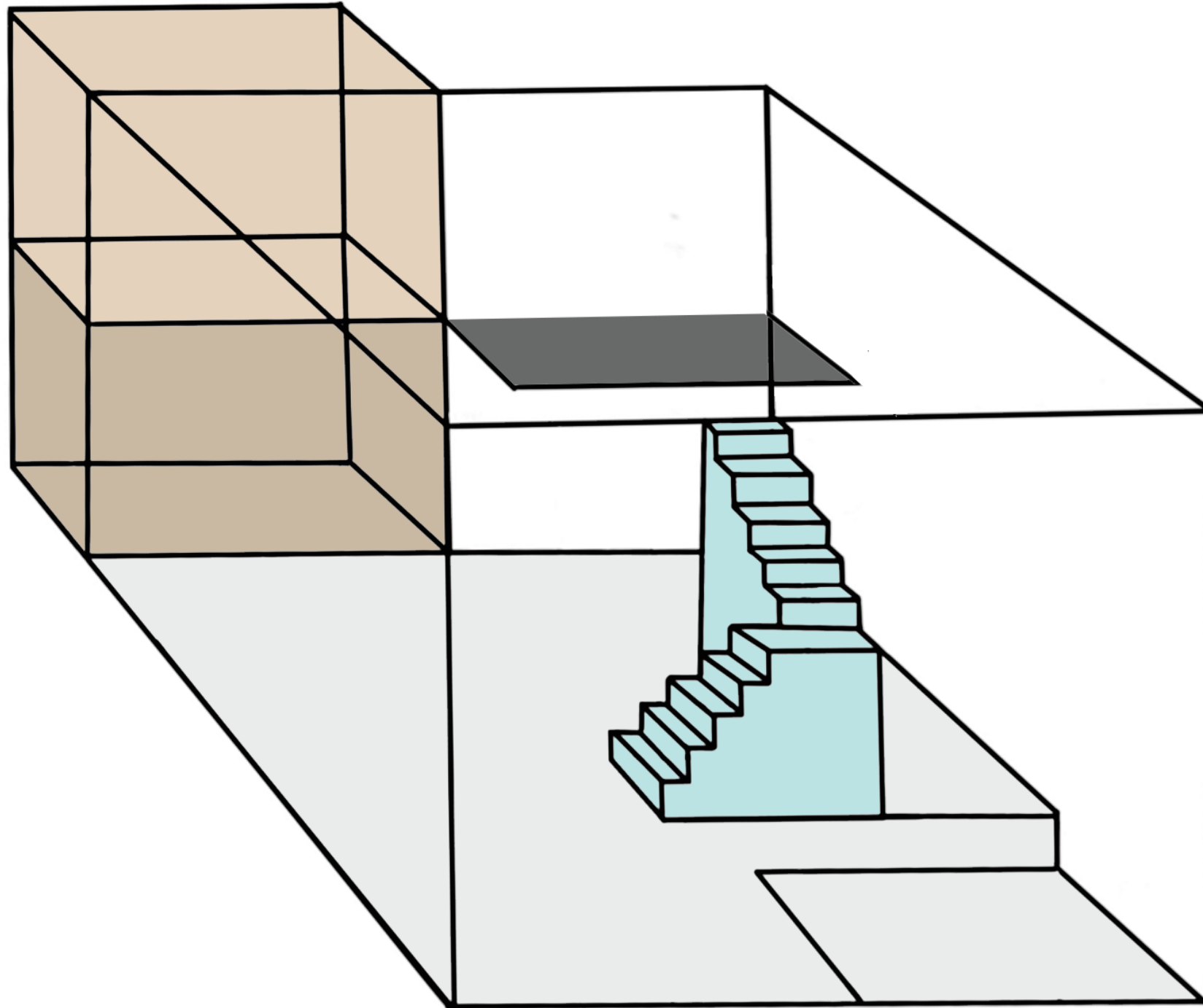
second floor



- primary circulation
- secondary circulation



stacking diagram



this diagram shows the relationship between the first and second floor of the house. the darker shade of tan represents the garage and the lighter shade represents the home gym/yoga space located directly above. the light blue shows the steps that connect the two levels and lastly the dark grey shade represents the mezzanine located above the kitchen/breakfast nook

design guidelines

to create an open floor plan by using minimal walls and gapped partitions

have a large kitchen, office, and gym/yoga space to tailor towards the clients individual interests and hobbies

to create a fun and welcoming outdoors area for the clients, their athletic daughter and guests (this includes the patio area, bbq area, and pool with a volleyball net)

to make the home easily accessible for when clients host guests, and have a fluid floor plan with lots of room for activities and socializing

citations

<https://thenounproject.com/>

