



**AMERICAN DESIGN DRAFTING ASSOCIATION
50th Annual (2017) NATIONAL DRAFTING CONTEST**

**Attachment 3
Residential Design Requirements
A-ARES/B-ARES**

ENTRIES MUST BE AN ORIGINAL DESIGN BY THE STUDENT

Design a single level residence which meets the criteria listed below

Style: Traditional, open floor plan, minimum 80 percent masonry veneer exterior, 6/12 minimum roof pitch and concrete slab floor (16" frost depth)

Special requirements: One of the owners is disabled and the residence must utilize universal design principals and be wheel chair accessible

Square footage: Approximately 3000 total square feet, including the garage. Note garage is not to be heated.

Number of bedrooms: 3

Number of baths: 2

Maximum width: 50 feet

Great room:

- Approximately 250 to 300 square feet
- Wood burning masonry fireplace, gas fireplace optional
- Vaulted ceiling

Master bedroom:

- Approximately 225 square feet excluding closet
- Walk in closet
- Vaulted ceiling

Master bath:

- 'His' and 'Her' vanities
- Walk in/Roll in shower
- Linen storage (optional)

Bedrooms 2 and 3:

- Approximately 120 to 150 square feet including closets

Kitchen/Eating:

- Kitchen, minimum 144 square feet
- Open to eating area, approximately 120 to 144 square feet

Laundry room:

- Washer, dryer and soaking sink

Utility storage:

- Space for hot water heater, HVAC unit and miscellaneous storage

Foyer:

- 48 square feet minimum
- Provide coat closet

Attached garage:

- 576 square minimum (square footage not counted in total heated area)
- Architectural Control Committee requires that garage doors cannot face street

Optional storage space:

- Over garage for storage with stair access (square footage not counted in total heated area)