

Sample Studio Floor Plan - Typical Layout

Floor Plan from POAH's Columbia Crossing in Boston, MA

This is a sample plan only. While there are elements we recommend incorporating into your design(s), POAH does not want this exact floor plan be used/duplicated in new construction projects. All square footages are approximate.

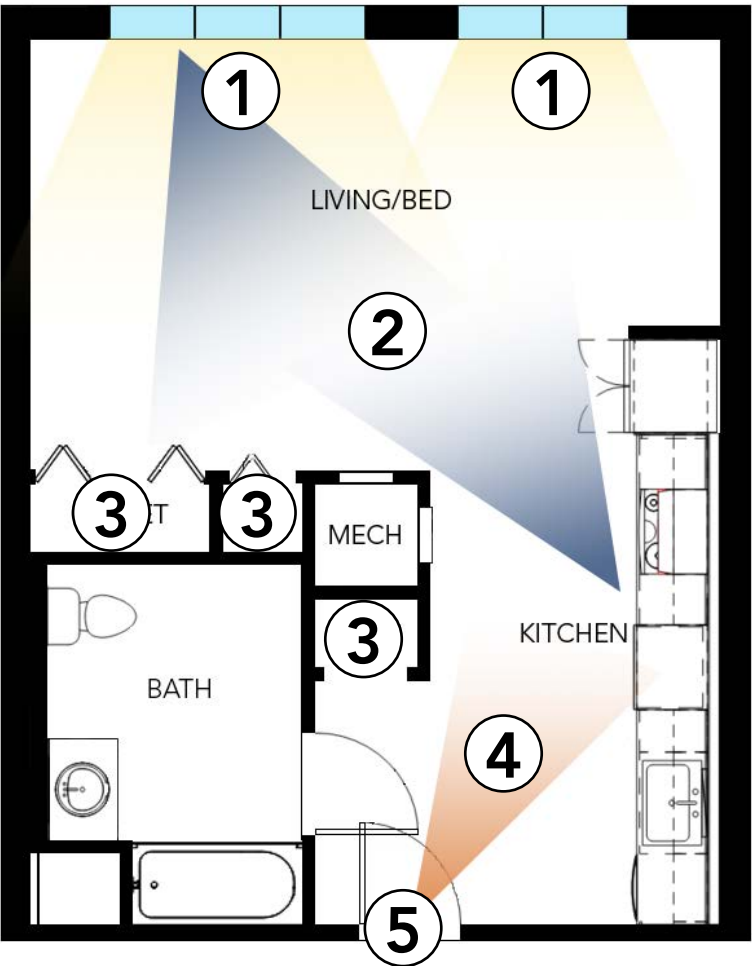


What Works:

- A. There are (3) storage closets (3+ preferred by POAH).
- B. The kitchen is a galley, which allows multiple people to easily work together and open appliances without impeding entry into the kitchen area.
- C. The bathroom door swings out, providing more space within the room.

POAH's Human-Centered Design Criteria:

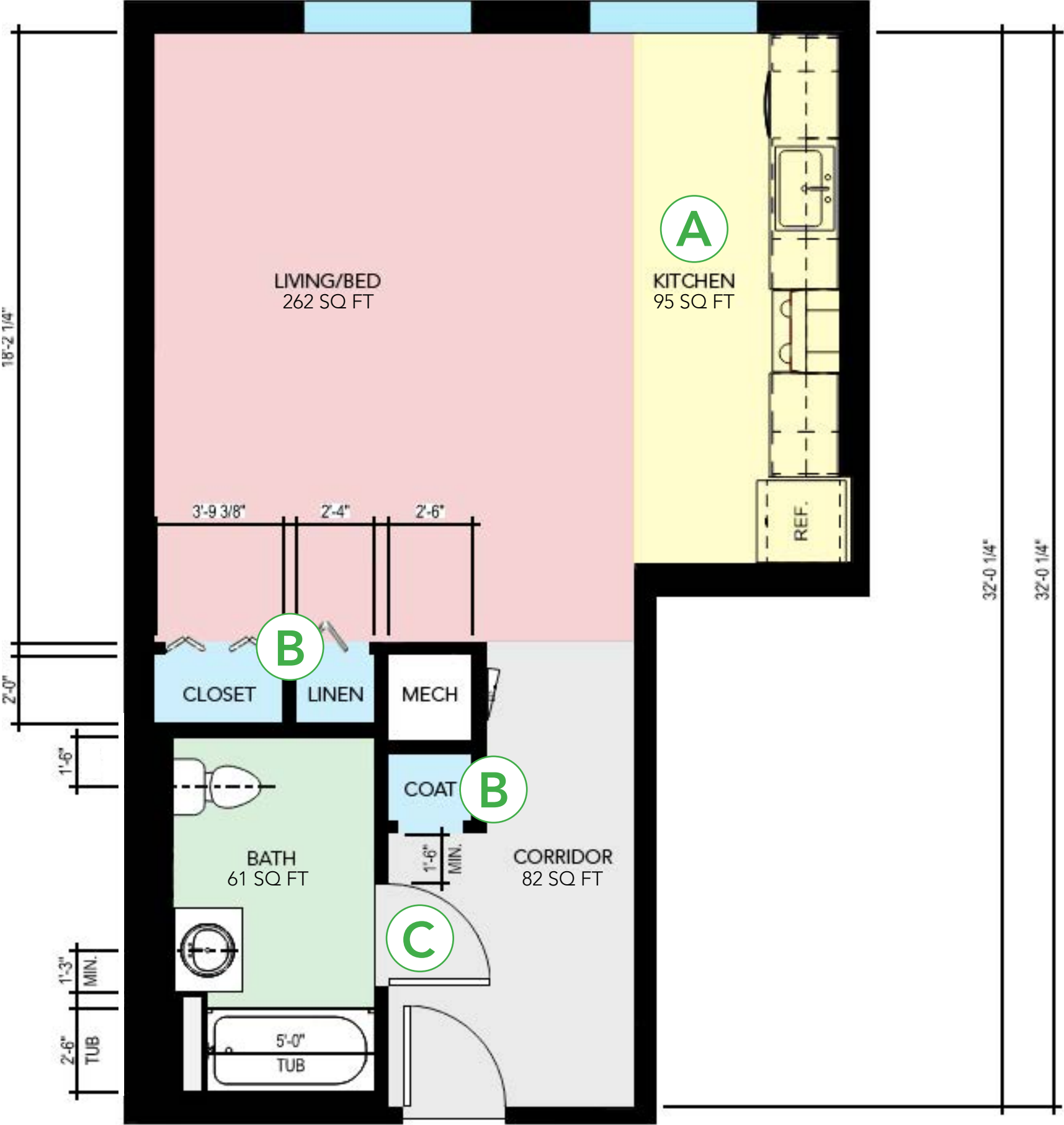
1. **Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
2. **Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
3. **Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
4. **Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
5. **Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
6. **Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width. (Not Applicable in This Plan)



Sample Studio Floor Plan - Atypical Layout

Floor Plan from POAH's Columbia Crossing in Boston, MA

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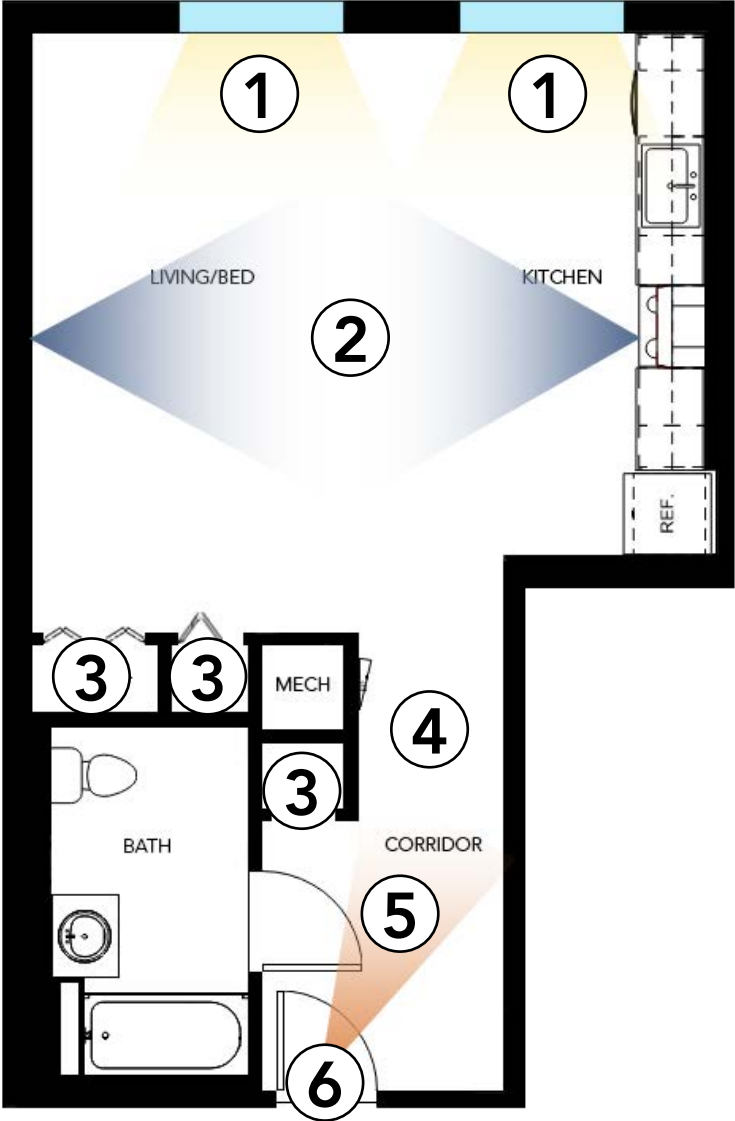


What Works:

- A.** The kitchen is a galley, which allows multiple people to easily work together and open appliances without impeding entry into the kitchen area.
- B.** There are (3) storage closets (3+ preferred by POAH).
- C.** The bathroom door swings out, providing more space within the room.

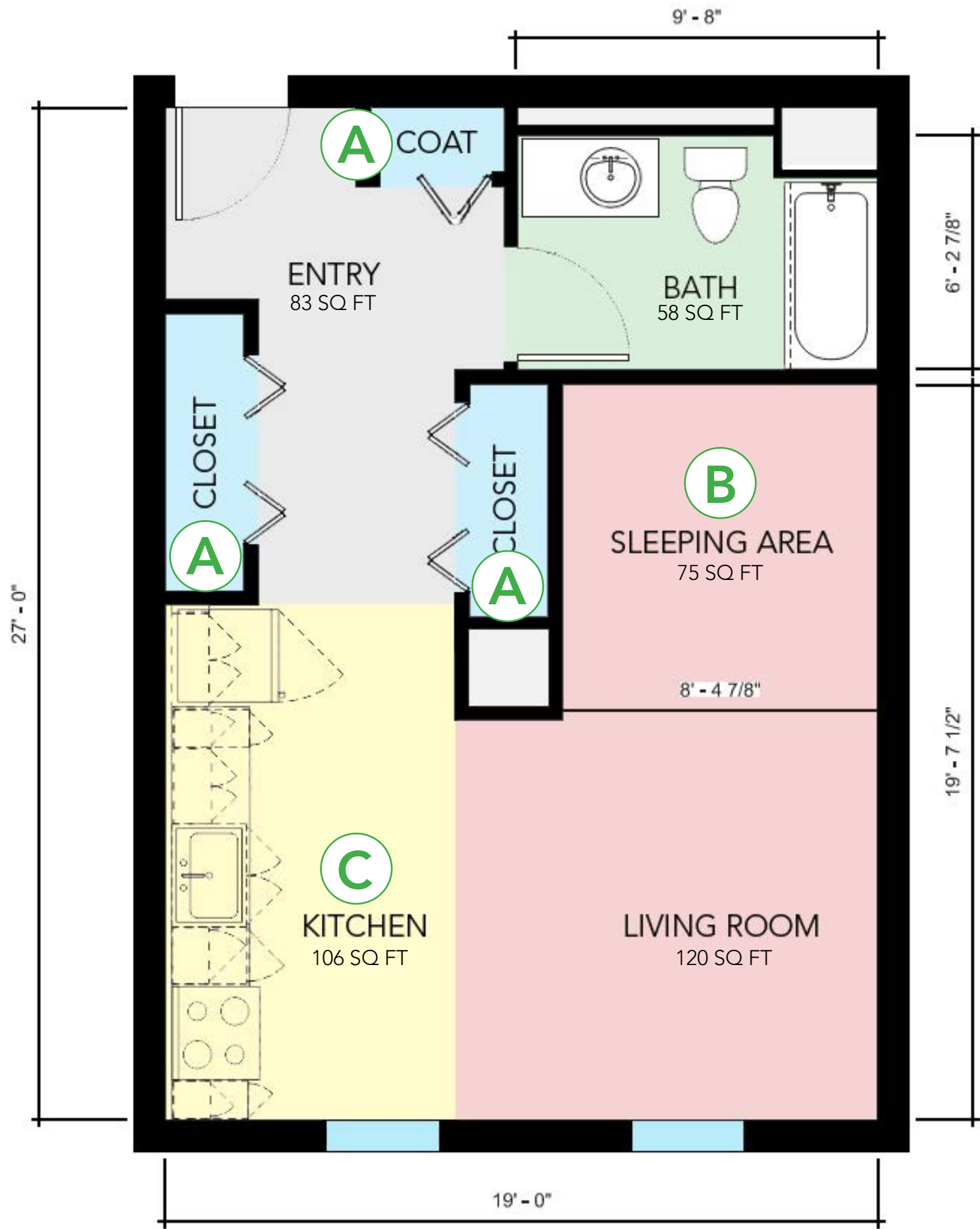
POAH's Human-Centered Design Criteria:

- 1. Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
- 2. Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
- 3. Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
- 4. Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width.
- 5. Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
- 6. Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).



Sample Studio Floor Plan - Atypical Layout with Sleeping Area

Floor Plan from POAH's Flat 9 at Whittier in Boston, MA



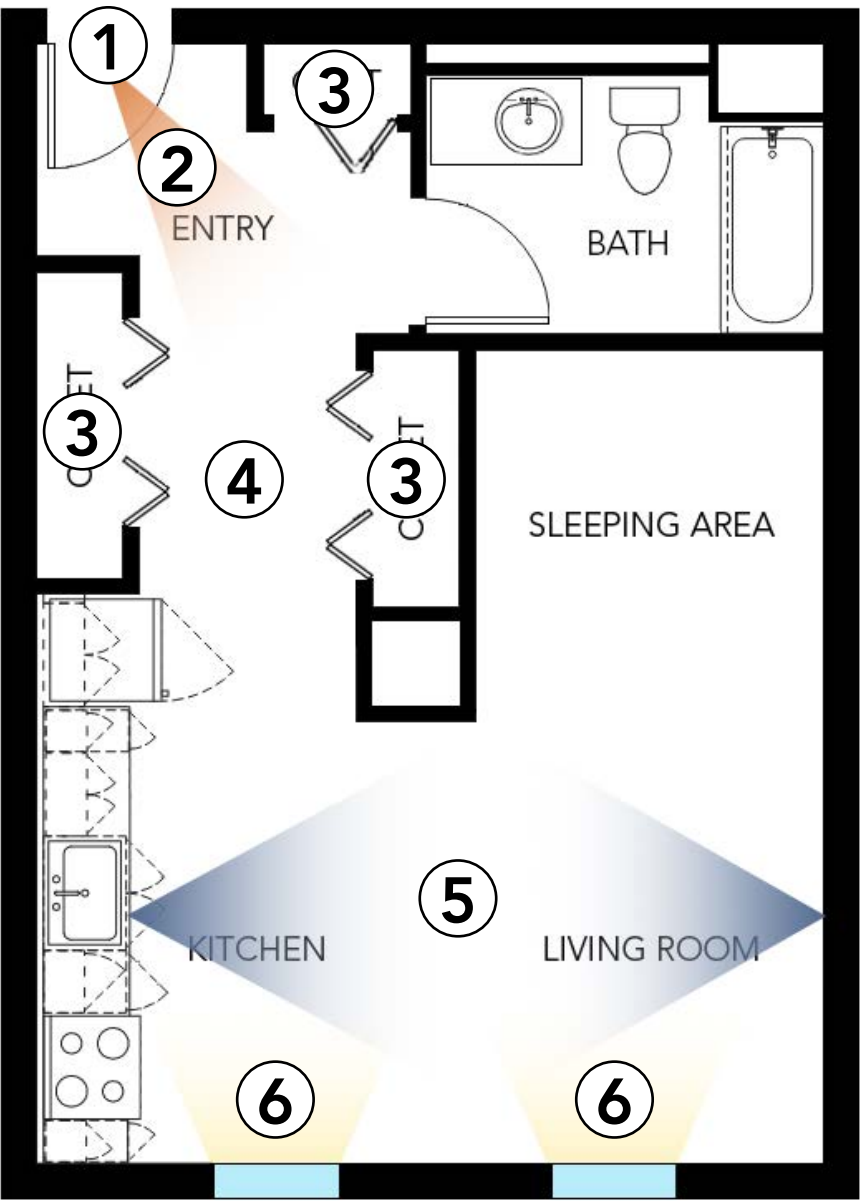
This is a sample plan only. While there are elements we recommend incorporating into your design(s), POAH does not want this exact floor plan be used/duplicated in new construction projects. All square footages are approximate.

What Works:

- A.** There are (3) storage closets (3+ preferred by POAH).
- B.** The sleeping area is secluded and provides enhanced resident privacy.
- C.** The kitchen is a galley, which allows multiple people to easily work together and open appliances without impeding entry into the kitchen area.

POAH's Human-Centered Design Criteria:

- 1. Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
- 2. Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
- 3. Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
- 4. Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width.
- 5. Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
- 6. Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.



Sample 1 Bed Floor Plan - Typical Layout

Floor Plan from POAH's The Loop at Mattapan Station in Boston, MA

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What Works:

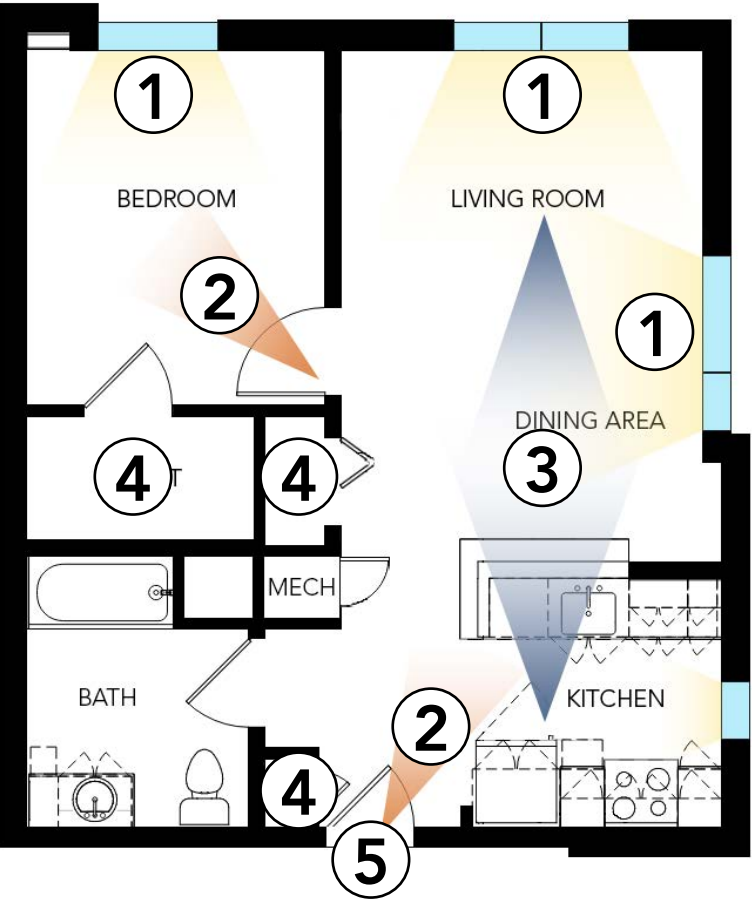
- A. There are (3) storage closets (3+ preferred by POAH).

What Does Not Work:

- A. The corridors throughout the unit are not 60" minimum in width (preferred by POAH).
- B. The kitchen is a U-Shape, which does not allow multiple people to easily work together. Additionally, opening appliance doors may impede entry into the kitchen.
Possible Solution: Provide an L-Shape kitchen instead.

POAH's Human-Centered Design Criteria:

1. **Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
2. **Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
3. **Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
4. **Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
5. **Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater the minimum code requirement).
6. **Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width. (Not Provided in This Plan)



Sample 1 Bed Floor Plan - Typical Layout

Floor Plan from POAH's The Kenzi at Bartlett Station in Boston, MA

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What Works:

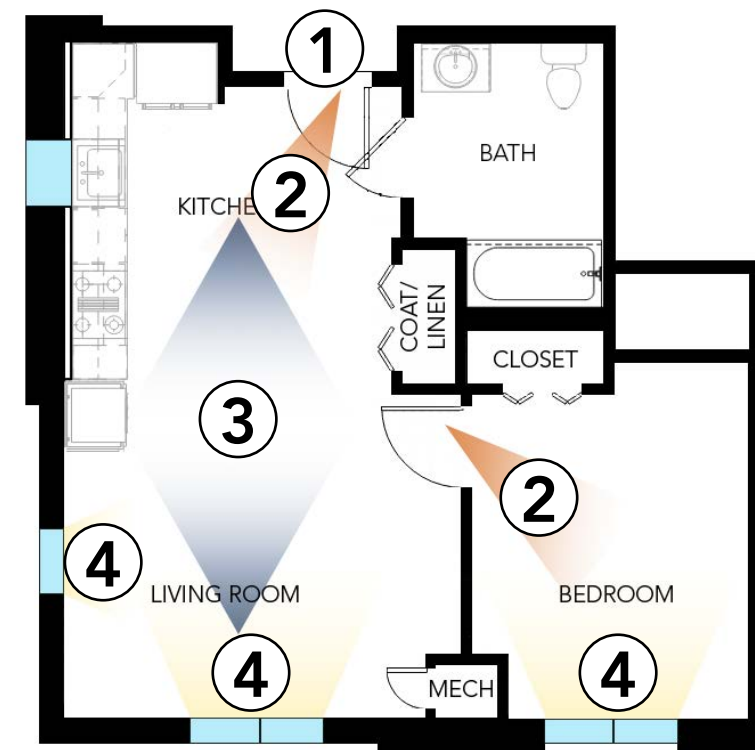
- A.** The kitchen is an L-shape, which allows multiple people to easily work together and open appliances without impeding entry into the kitchen area.
- B.** The bathroom door swings out, providing more space within the room.

What Does Not Work:

- A.** There are only (2) storage closets (3+ preferred by POAH).
Possible Solution: A pantry closet could be added.

POAH's Human-Centered Design Criteria:

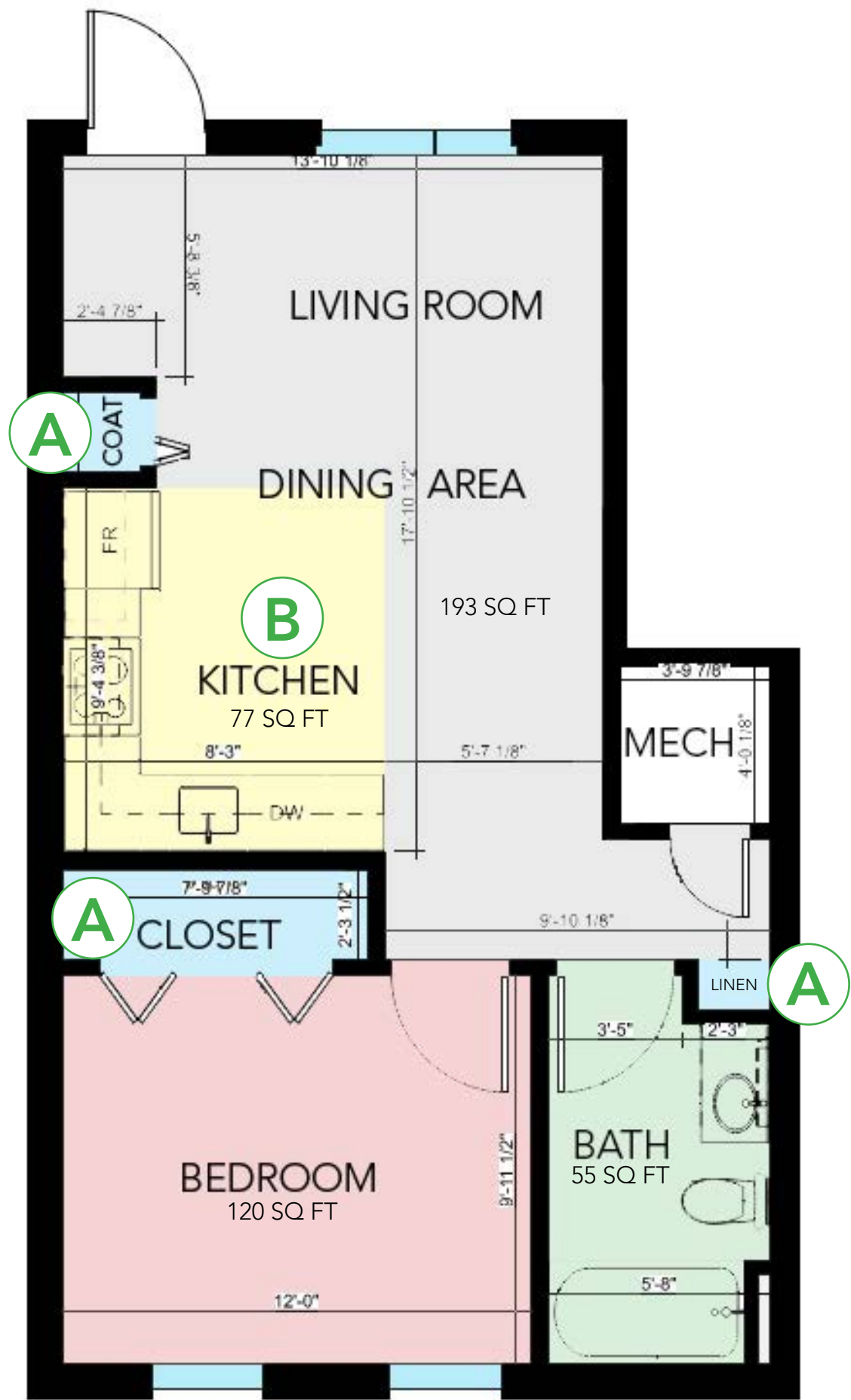
1. **Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
2. **Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
3. **Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
4. **Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
5. **Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s). (Not Provided in This Plan)
6. **Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width. (Not Applicable in This Plan)



Sample 1 Bed Floor Plan - Atypical Elongated Layout

Floor Plan from POAH's Lambert Woods in Portland, ME

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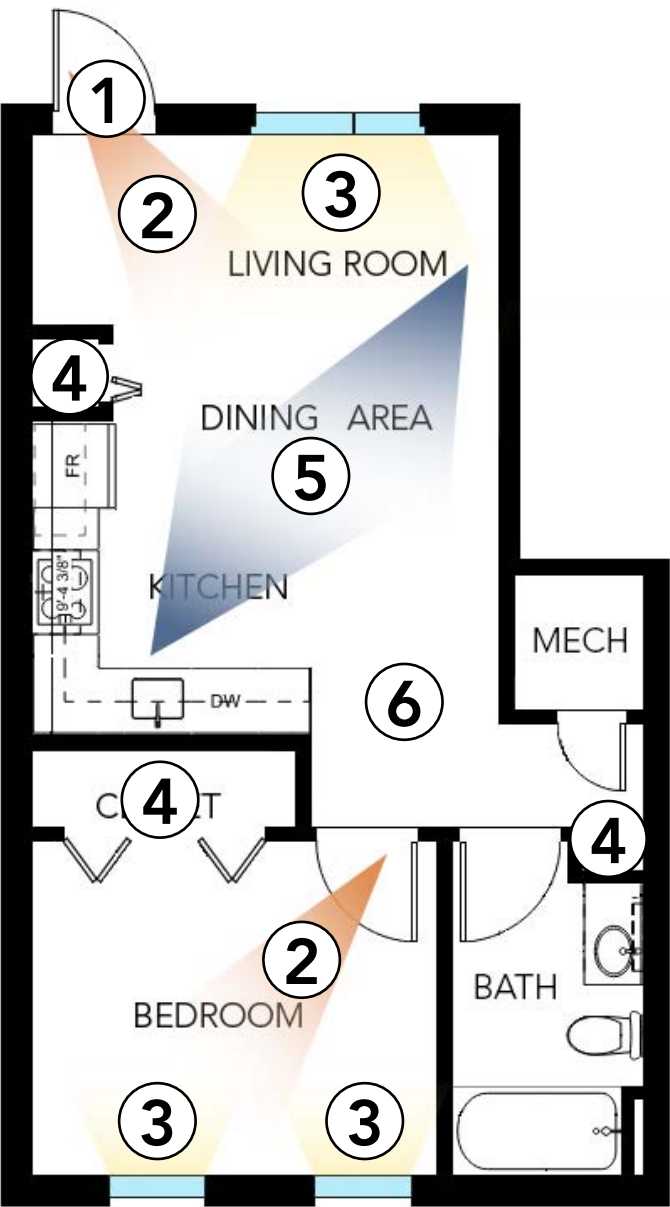


What Works:

- A. There are (3) storage closets (3+ preferred by POAH).
- B. The kitchen is an L-Shape, which allows multiple people to easily work together and open appliances without impeding entry into the kitchen area.

POAH's Human-Centered Design Criteria:

1. **Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
2. **Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
3. **Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
4. **Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
5. **Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
6. **Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width.



Sample 1 Bed Floor Plan - Atypical Angled Layout

Floor Plan from POAH's The Kenzi at Bartlett Station in Boston, MA

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What Works:

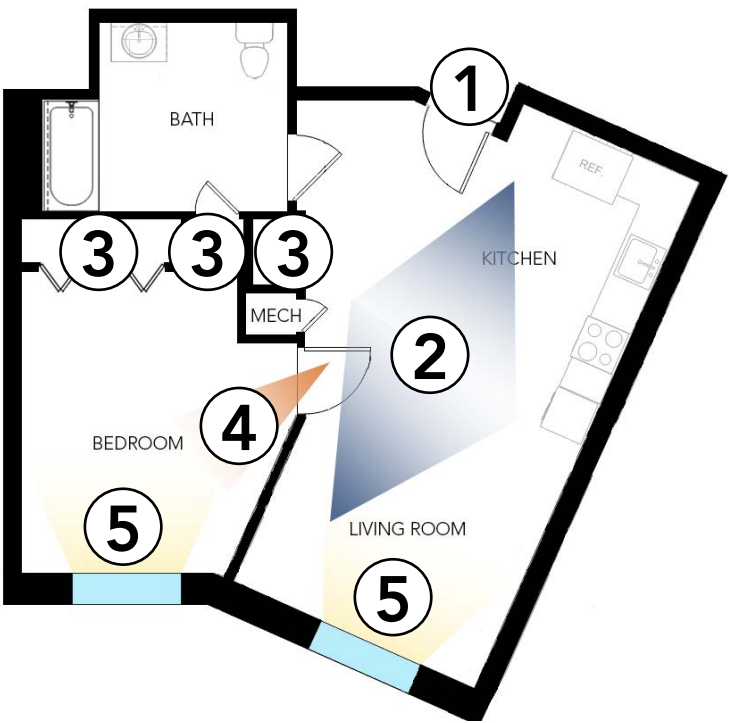
- A. The bathroom door swings out, providing more space within the room.
- B. The kitchen is an L-Shape, which allows multiple people to easily work together and open appliances without impeding entry into the kitchen area.
- C. There are (3) storage closets (3+ preferred by POAH).

What Does Not Work:

- A. Given the door's current swing direction, the sightline(s) into the unit is more towards the bathroom door/wall(s) rather than the common spaces.
Possible Solution: Reverse the door swing.

POAH's Human-Centered Design Criteria:

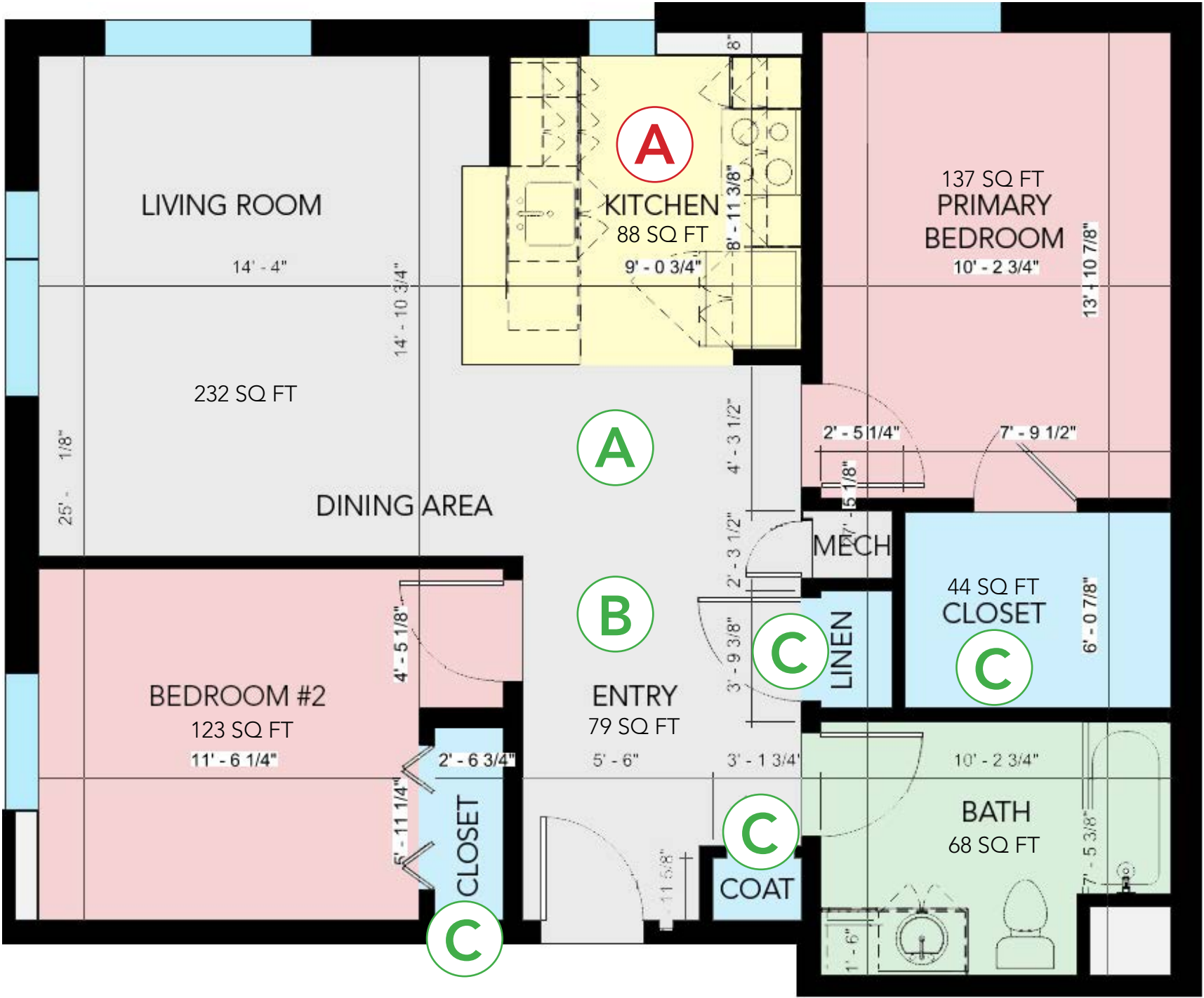
1. **Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
2. **Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
3. **Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
4. **Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
5. **Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
6. **Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width. (Not Applicable in This Unit)



Sample 2 Bed Floor Plan - Typical Square Layout

Floor Plan from POAH's The Loop at Mattapan Station in Boston, MA

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What Works:

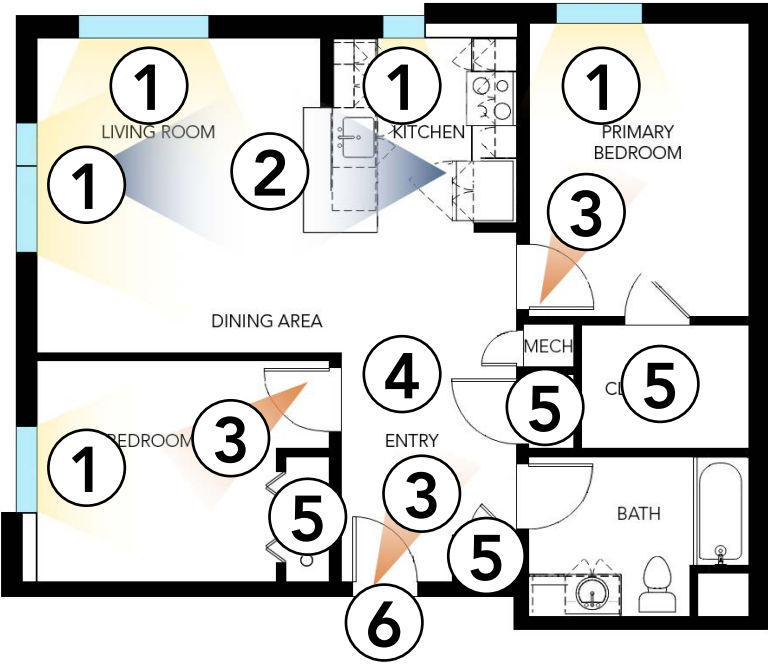
- A. There are no narrow, long corridors or blind corners within the unit.
- B. The entry corridor is more than 60" in width (preferred by POAH).
- C. There are (4) storage closets (3+ preferred by POAH).

What Does Not Work:

- A. The kitchen is a U-Shape, which does not allow multiple people to easily work together. Additionally, opening appliance doors may impede entry into the kitchen.
Possible Solution: Provide an L-Shape kitchen instead.

POAH's Human-Centered Design Criteria:

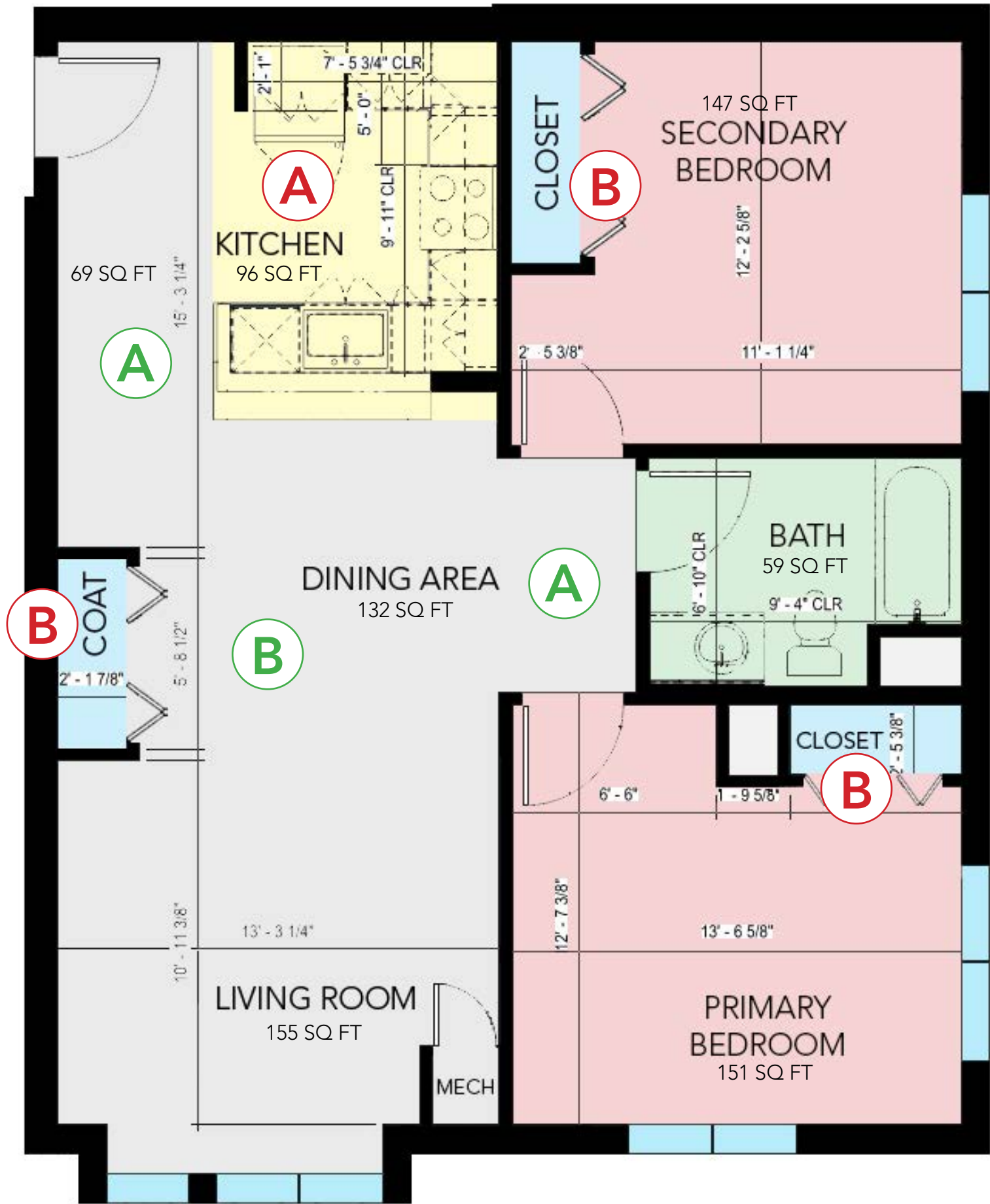
1. **Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
2. **Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
3. **Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
4. **Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width.
5. **Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
6. **Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the code requirement).



Sample 2 Bed Floor Plan - Typical Rectangular Layout

Floor Plan from POAH's Flat 9 at Whittier in Boston, MA

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What Works:

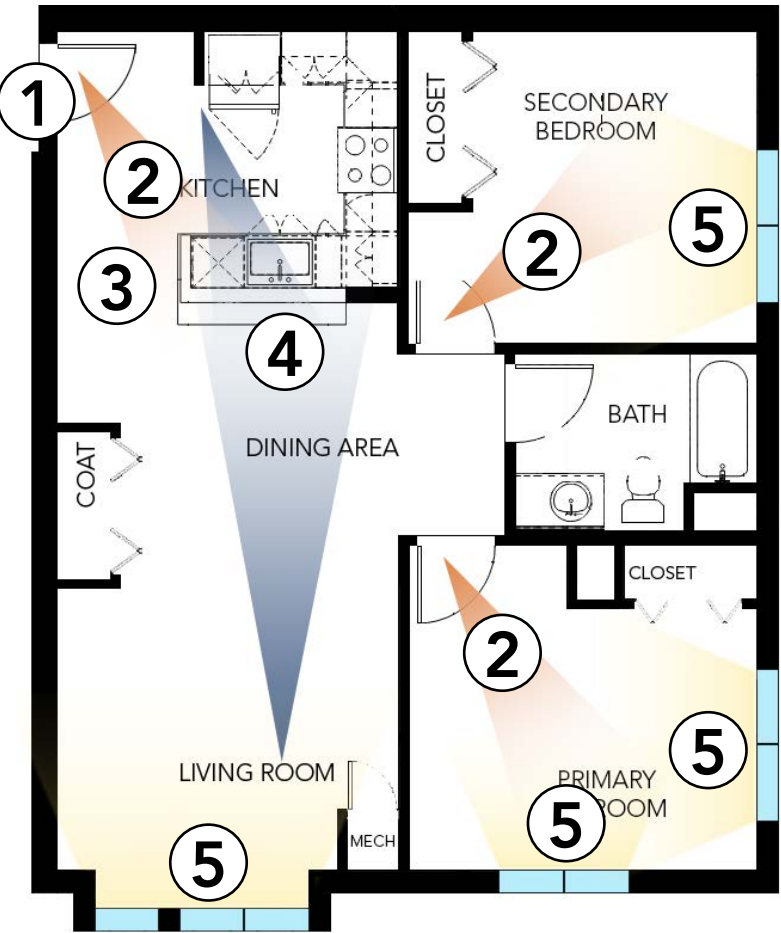
- A. There are no narrow, long corridors or blind corners within the unit.
- B. The corridor areas are more than 60" in width (preferred by POAH).

What Does Not Work:

- A. The kitchen is a U-Shape, which does not allow multiple people to easily work together. Additionally, opening appliance doors may impede entry into the kitchen.
Possible Solution: Provide an L-Shape kitchen instead.
- B. There is only (1) storage closet provided outside of the bedrooms. (POAH prefers 1 coat closet, 1 linen closet, and 1+ storage closet in the bedroom(s)).
Possible Solution: Provide a pantry closet.

POAH's Human-Centered Design Criteria:

- 1. Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
- 2. Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
- 3. Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width.
- 4. Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
- 5. Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
- 6. Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s). (Not Provided in This Plan)



Sample 2 Bed Floor Plan - Atypical Layout

Floor Plan from POAH's Lambert Woods in Portland, ME

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What Works:

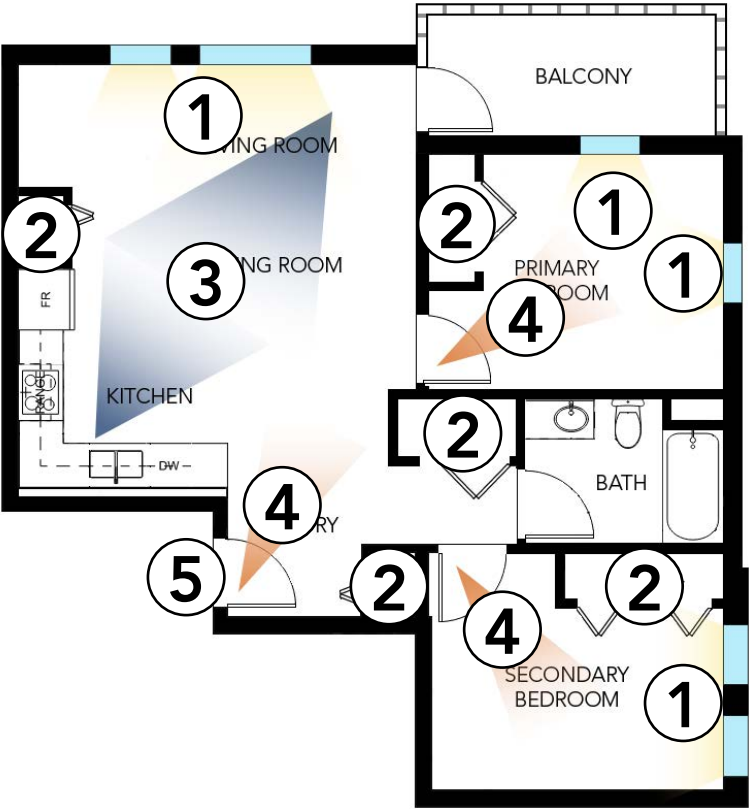
- A.** There is a balcony, which provides private, personal outdoor space.
- B.** There are (5) storage closets (3+ preferred by POAH).
- C.** The kitchen is an L-Shape, which allows multiple people to easily work together and open appliances without impeding entry into the kitchen area.

What Does Not Work:

- A.** The corridor leading to the bathroom is less than 60" minimum in width (preferred by POAH).
Possible Solution: Reduce the depth of the linen closet and/or secondary bedroom to provide a wider corridor.

POAH's Human-Centered Design Criteria:

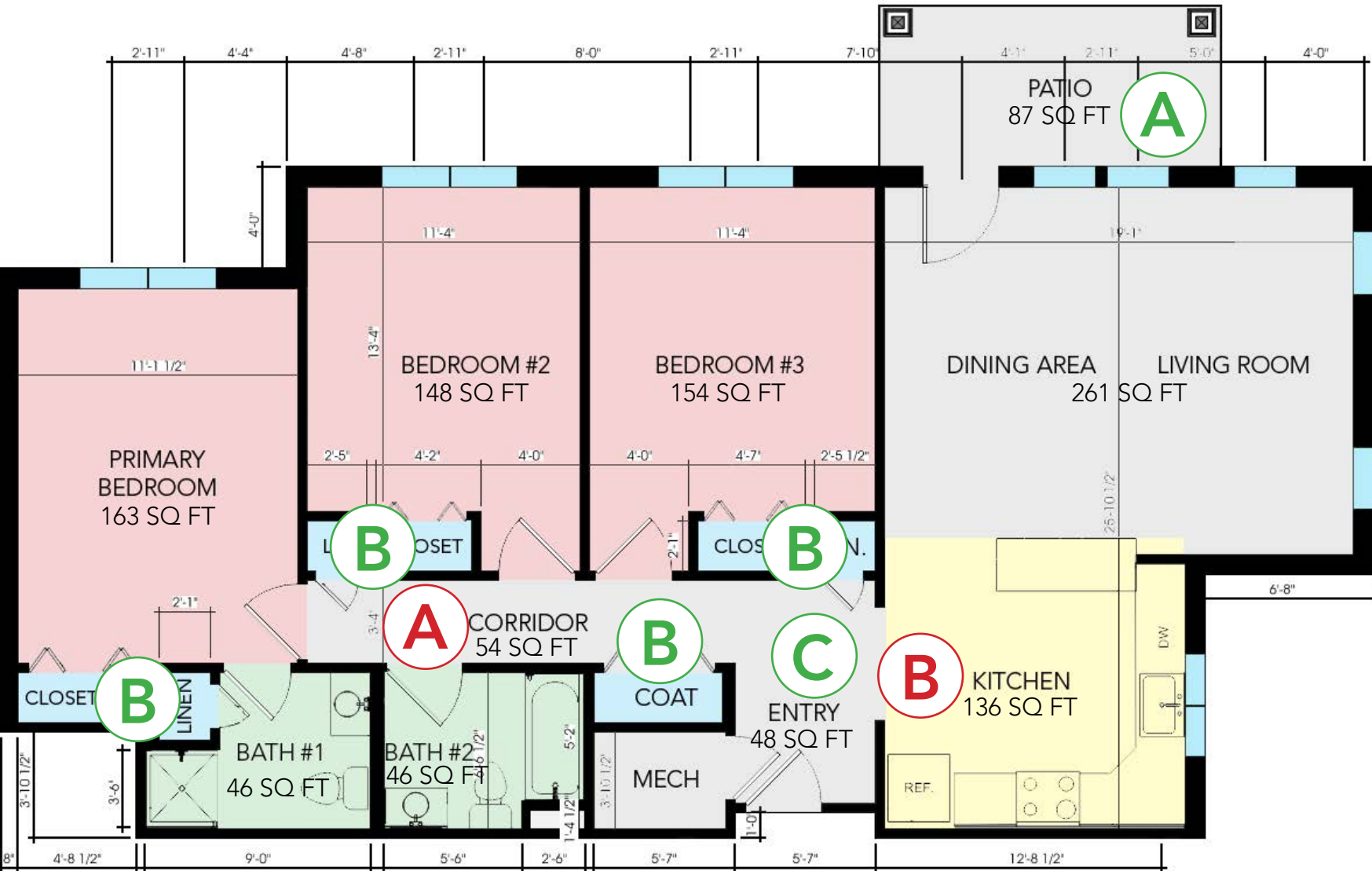
- 1. Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
- 2. Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
- 3. Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
- 4. Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
- 5. Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
- 6. Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width. (Not Provided in This Plan)



Sample 3 Bed Floor Plan - Typical Horizontal Layout

Floor Plan from POAH's Brewster Woods in Brewster, MA

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What Works:

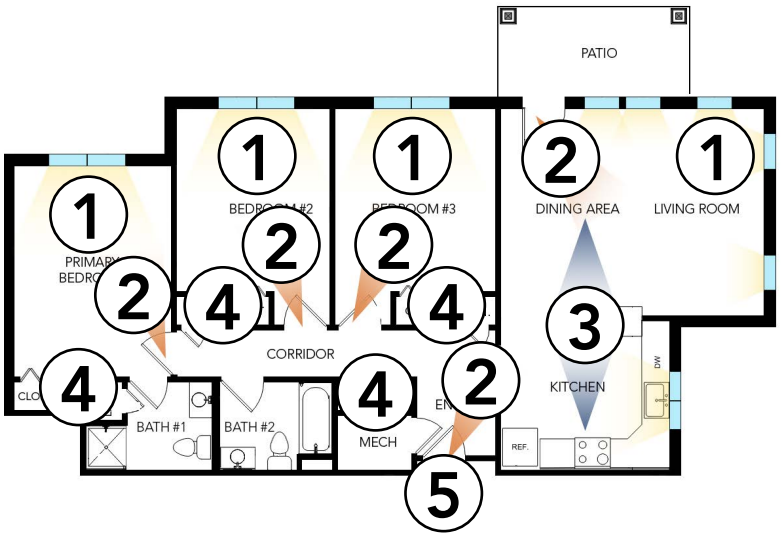
- A. There is a patio, which provides private, personal outdoor space.
- B. There are (7) storage closets (3+ preferred by POAH).
- C. The entry corridor is more than 60" in width (preferred by POAH).

What Does Not Work:

- A. The corridor is less than 60" minimum in width (preferred by POAH).
- B. The kitchen is a U-Shape, which does not allow multiple people to easily work together. Additionally, opening appliance doors may impede entry into the kitchen.
Possible Solution: Provide an L-Shape kitchen instead.

POAH's Human-Centered Design Criteria:

- Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
- Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
- Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
- Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
- Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
- Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width (Not Provided in This Plan).



Sample 3 Bed Floor Plan - Typical Vertical Layout

Floor Plan from POAH's Lambert Woods in Portland, ME

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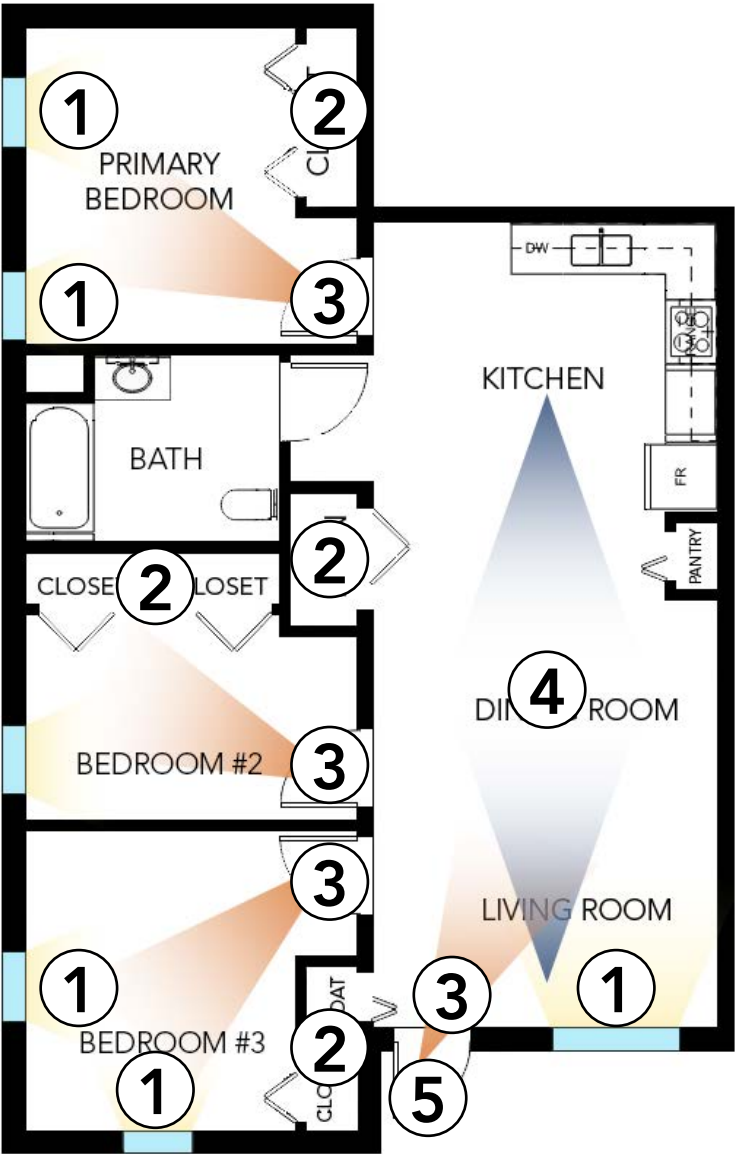


What Works:

- A. The kitchen is an L-Shape, which allows multiple people to easily work together and open appliances without impeding entry into the kitchen area.
- B. There are no narrow, long corridors or blind corners within the unit.
- C. There are (7) storage closets (3+ preferred by POAH).
- D. The bathroom door swings out, providing more space within the room.

POAH's Human-Centered Design Criteria:

1. **Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
2. **Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
3. **Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
4. **Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
5. **Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
6. **Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width. (Not Applicable in This Plan)



Sample 3 Bed Floor Plan - Atypical Layout

Floor Plan from POAH's Woodlawn Station in Chicago, IL

This is a sample plan only. While there are elements we recommend incorporating into your design(s), POAH does not want this exact floor plan be used/duplicated in new construction projects. All square footages are approximate.



What Works:

- A. There are (6) storage closets (3+ preferred by POAH).
- B. The kitchen is a galley, which allows multiple people to easily work together and open appliances without impeding entry into the kitchen area.

What Does Not Work:

- A. Given the door's current swing direction, the sightline(s) into the primary bedroom is towards the wall rather than the main space. *Possible Solution:* Reverse the door swing.
- B. The corridor leading to the primary bedroom is less than 60" minimum in width (preferred by POAH).

POAH's Human-Centered Design Criteria:

- Choice:** Where possible, there are at least (3) storage closets throughout the unit. Preferably 1 coat closet, 1 linen closet, and 1 additional storage closet located in the bedroom(s).
- Connection to Nature:** Where possible, the design takes advantage of natural light and views of the outdoors.
- Visibility:** The kitchen and living room have an open floor plan and unobstructed lines of sight.
- Visibility:** There are clear lines of sight upon entry that allow someone to see others nearby.
- Acoustics:** Where possible, the design mitigates noise and enhances acoustical privacy (e.g., doors and drywall with STC ratings greater than the minimum code requirement).
- Inclusive Design:** Where possible, all corridors within the unit are at least 60" in width (Not Provided in This Plan).

