

How to create an accurate floor plan of your home



We'll need a to-scale floor plan for your consultation. This will take between one and two hours for most homes depending on the shape and size of your home.

Taking Measurements

Make a rough sketch of the layout for all floors, showing how the property is divided in to rooms.

Take metric measurements (metres and centimetres) for all internal wall lengths in every room, including the positioning of windows and doorways and mark these onto your rough sketch.

- A good quality 10m metal tape measure will be sufficient for measuring most residential properties.
- Electronic measuring devices can be useful, but may give false readings where there is a bookcase, display cabinet or other items of furniture positioned against the wall (these meters only measure distance to the nearest solid object).
- You could pace out the measurements but this will be the least accurate.

Producing a Scale Plan

1. Using the measurements for the largest floor of the property, establish a scale for reducing the floor plan onto an A4 Sheet of paper, graph paper is best. Use the combined measurements for the longest wall (often from front to back of the house) to establish the scale.

- The average family home will fit onto an A4 piece of graph paper using a scale of 50:1 (i.e. 50 centimetres actual length to 1 centimetre on the scale plan, each of the little squares on metric graph paper will equate to 10 centimetres actual length).
- For larger properties you may need to use a scale of up to 100:1 (i.e. 100 centimetres actual length to 1 centimetre on the scale plan, each of the little squares on metric graph paper equating to 20 centimetres of actual length).

See example plans on page 3 and 4

2. Draw your floor plan for each floor of the house using the scale established.
 - For 50:1 divide the actual wall measurements by 50 to determine the scale measurements in centimetres for your plan.
 - For 100:1 divide the actual wall measurements by 100 to determine the scale measurements for your plan.
3. Show the positioning of all walls, windows and doorways, and identify the main door of entry.

Identifying Rooms/Showing position of furniture

1. Identify all rooms (dinning, living, bedroom 1 etc...)
2. Mark on the positioning of:
 - Fixed items (e.g. toilets, sinks baths)
 - Kitchen appliances (e.g. fridge, freezer, cooker, dishwasher, washing machine)
 - Key items of furniture including beds, desks, sofas, chairs, dining table.
3. Provide a simple key for any abbreviations (see example in floor plans below)

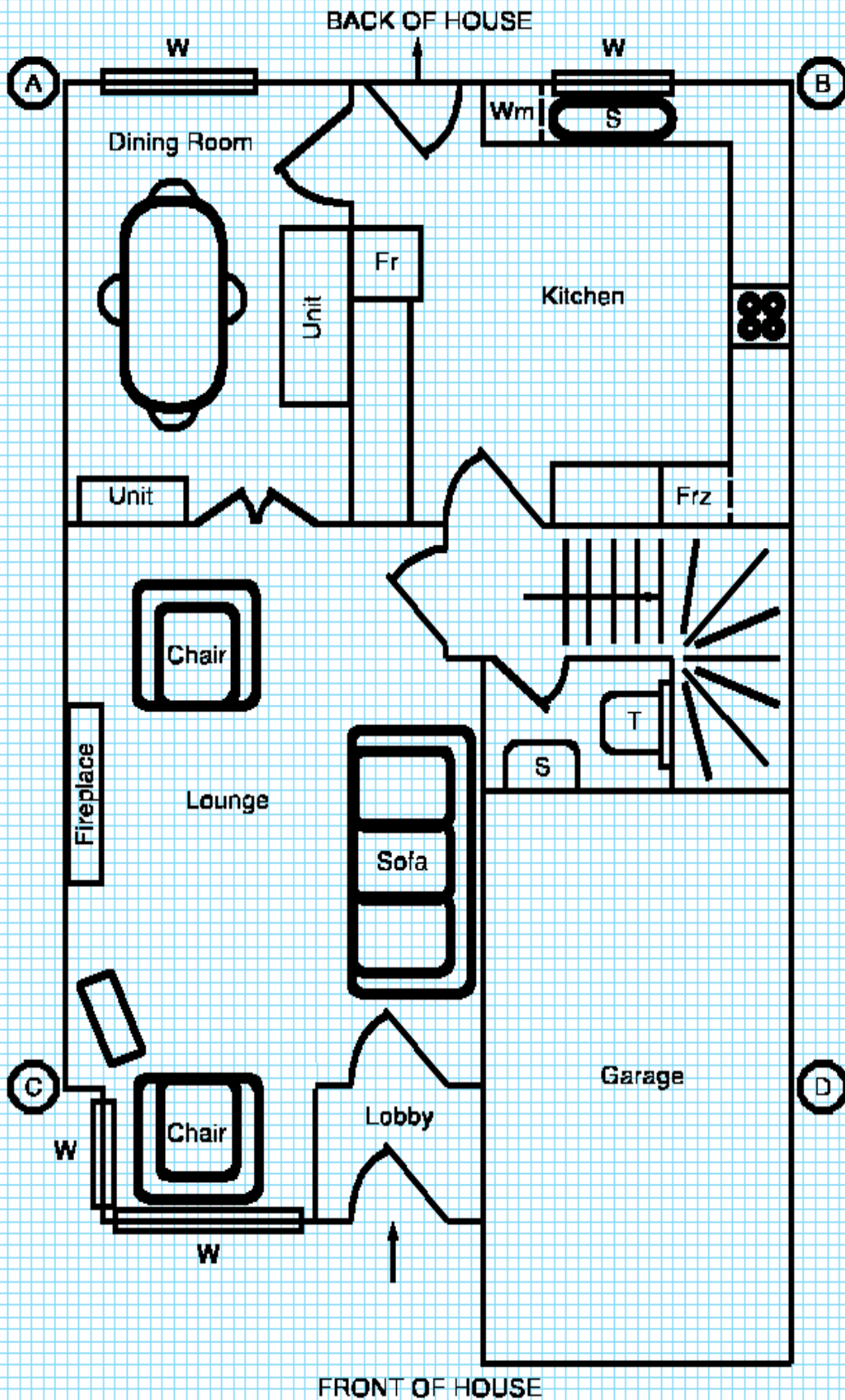
Other Considerations

1. You may need to take account of the thickness of the walls, as this can vary from 9cm in a new house (negligible impact) to a full meter in a very old property (which can make a considerable difference to the consultation.)
2. If the upper floor(s) are a different size/layout to the ground floor, it can be helpful to identify where the upper floors sit over the ground floor (mark corners A, B, C, D, etc).
3. It can be helpful to put family member names against the beds to show where people sleep.

Lastly...

Make it FUN, get family and friends to help and pride yourself on developing another skill if you have never drawn a plan of your home before.





GROUND FLOOR
 Points A, B, C and D indicate where first floor sits over ground floor

- Key**
 Fr = Fridge
 Frz = Freezer
 S = Sink
 T = Toilet
 W = Window
 Wm = Washing Machine



