

Allen Village Townhomes Fort Worth

The following are the **exact room dimensions and ceiling heights** for the Allen Village townhomes, located adjacent to JPS Hospital and the medical center area in Fort Worth's Near Southside.

Detailed Room Dimensions

The interior wall-to-wall dimension readouts from the scaled floor plan (Sheet A1.13) reveal the exact layout footprints:

Room / Space	Floor Level	Blueprint Dimensions
Overall Footprint	Entire Unit	20' overall width 24' overall length 42' with garage
Living Room	First Floor	11' - 2" × 14' - 0"
Dining Area	First Floor	11' - 2" × 10' - 0" (<i>Open with living room</i>)
Kitchen	First Floor	11' - 2" × 11' - 3"
Garage	First Floor	18' - 0" × 20' - 4" (<i>2-car capacity</i>)
Master Bedroom	Second Floor	11' - 2" × 11' - 4"
Bedroom 2	Second Floor	9' - 11 3/4" × 9' - 3 1/2"
Bedroom 3	Second Floor	9' - 3 1/2" × 9' - 3 1/2"

Ceiling Heights

According to the exterior elevation sheets (A2.01), the structural heights are measured from the floor line to the top plate of each level:

- **First Floor Ceiling Height: 9 feet 0 inches.**
- **Second Floor Ceiling Height: 8 feet 0 inches.**

Bunk or Loft Bed Maximum Height

Because all bedrooms are on the second floor, they are constrained by an 8-foot (96 inches) ceiling height.

To prevent injuries and allow someone to sit up comfortably in bed, safety standards require at least **30 to 36 inches of clear space** between the top of the mattress and the ceiling.

- **Maximum Total Bed Height:** Your loft frame or top bunk guardrail should not exceed **60 inches (5 feet)** tall.
- **Mattress Setup:** Pair a 60-inch frame with a low-profile 6-inch mattress. This leaves exactly 30 inches of headroom below the 8-foot ceiling.

Closet Dimensions

The closets feature space-saving bypass (sliding) doors or bi-fold doors. The interior storage footprints measure as follows:

- **Master Bedroom Walk-In Closet: 6' - 10" wide × 4' - 4" deep.** This is a spacious walk-in footprint located adjacent to the master bathroom.
 - **Bedroom 2 Closet: 5' - 11 3/4" wide × 2' - 2" deep.** A wide, standard-depth reach-in closet spans most of the interior wall.
 - **Bedroom 3 Closet: 5' - 1 1/2" wide × 2' - 2" deep.** A standard reach-in closet.
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Window Sizes & Placement

The window callouts from the blueprint reveal the precise widths available on your framing walls.

*(Note: In architectural blueprint coding, window sizes are read as **Width × Height**. For example, a "3050" window means 3 feet 0 inches wide by 5 feet 0 inches tall).*

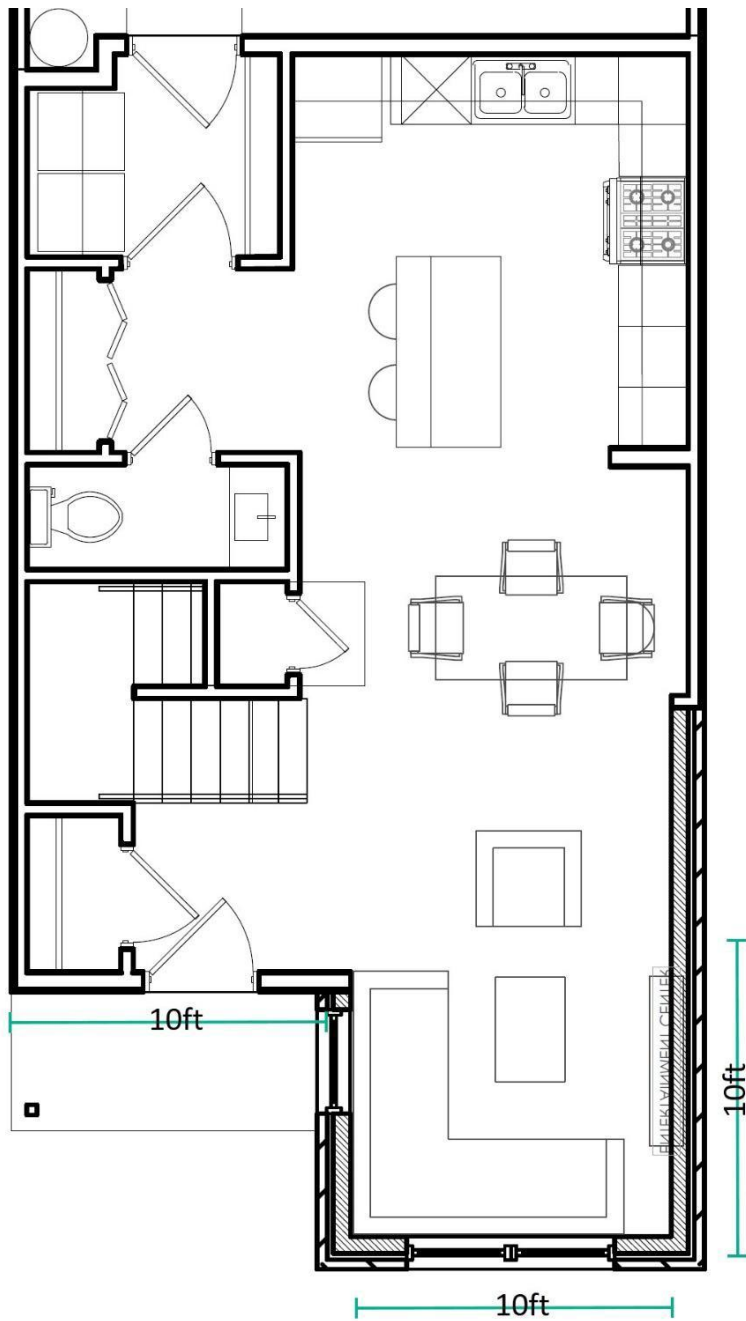
First Floor (9-Foot Ceilings)

- **Living Room (Front Wall):** Features a twin set of **3050 windows** (each window is **3' - 0" wide × 5' - 0" tall**). Together, they take up **6 feet** of wall width, leaving roughly **2' - 7"** of solid wall space on either side of the living room corners.
- **Dining Area (Side Wall):** Features a single **3050 window** (**3' - 0" wide × 5' - 0" tall**).

Second Floor (8-Foot Ceilings)

- **Master Bedroom (Front Wall):** Features two **3050 windows** (**3' - 0" wide × 5' - 0" tall**). This matches the front facade of the living room below, giving you a grand focal point for your bed placement or curtains.
 - **Bedroom 2 (Rear Wall):** Features one **3050 window** (**3' - 0" wide × 5' - 0" tall**).
 - **Bedroom 3 (Rear Wall):** Features one **3050 window** (**3' - 0" wide × 5' - 0" tall**).
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First-Floor Floor Plan Template



Second-Floor Floor Plan Template

