Metropix.

Guide to Sketching at the Property

I know that with Metropix I can draw the floor plan in just 5 – 10 minutes but how long will I take to produce the sketch when at the property and what will I need?

EQUIPMENT:

- Laser measurer or a robust steel tape measure will work well.
- Pen/Pencil
- Graph Paper

We provide graph paper on the Metropix website:

- From the "Home Page"
- click "Support"
- "View Training Material"
- "Download" under "Sketch Template"
- From here you can download, print off and photocopy
- Hyperlink: https://www.metropix.com/training-material

IMPORTANT - Don't spend too much time. A quick visually accurate sketch is all that is required.

Use the grid on the graph paper to get a rough degree of accuracy where each square represents 2ft or 50cms (or whatever works for you and with regard to the size of the property).
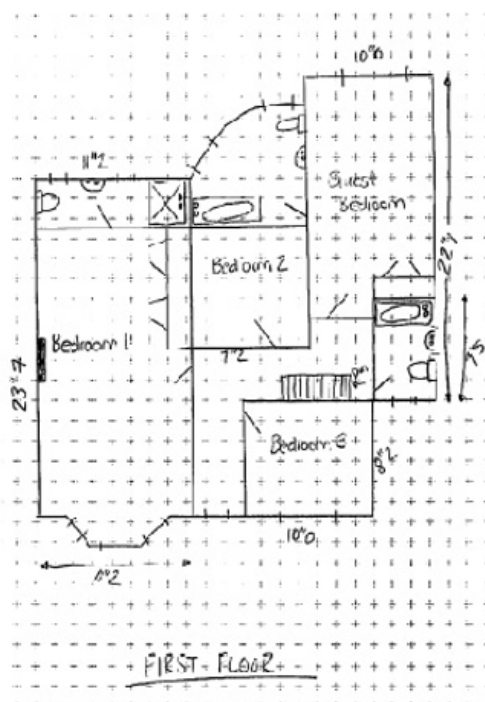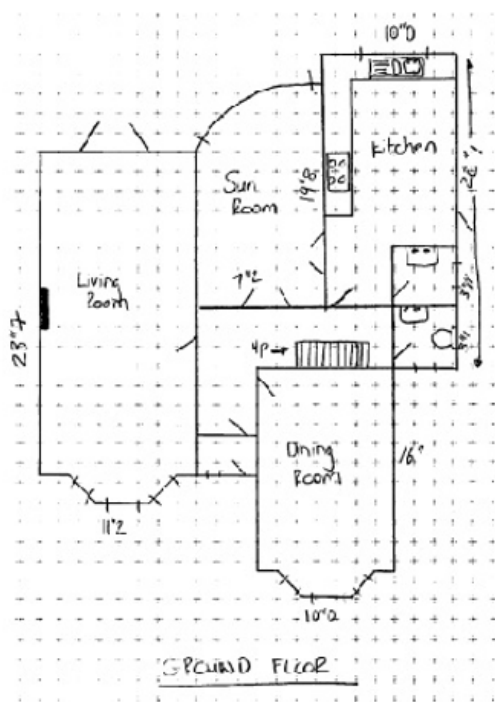
Metropix graph paper comes with symbols down the right hand margin and a continuation sheet

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This is an example of the type of sketch that you'll create. A ruler has been used on this one which isn't essential.
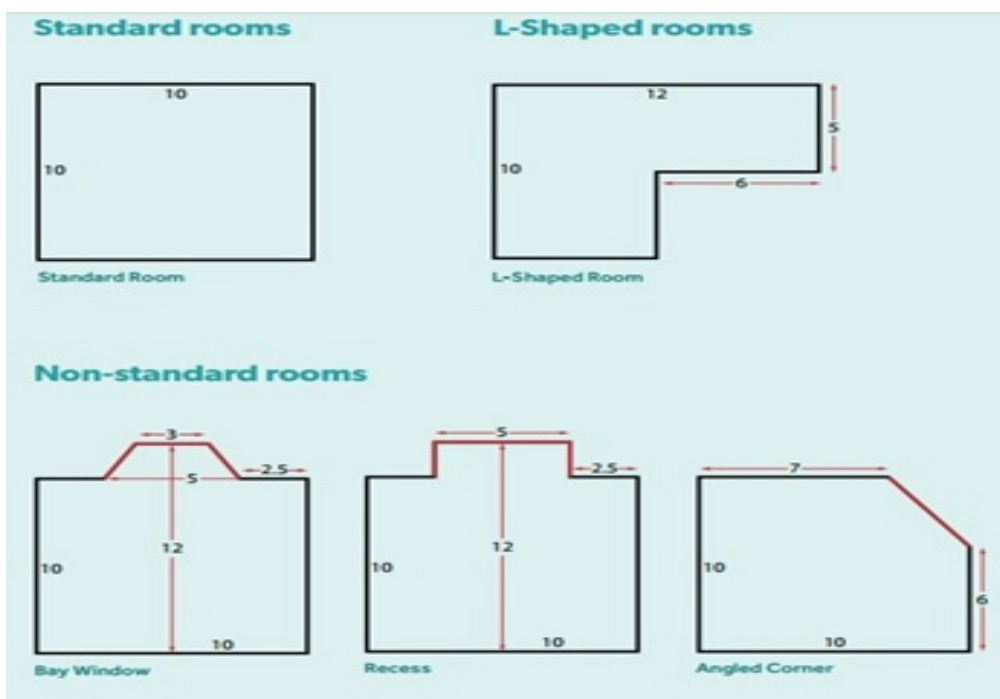
Example Sketch
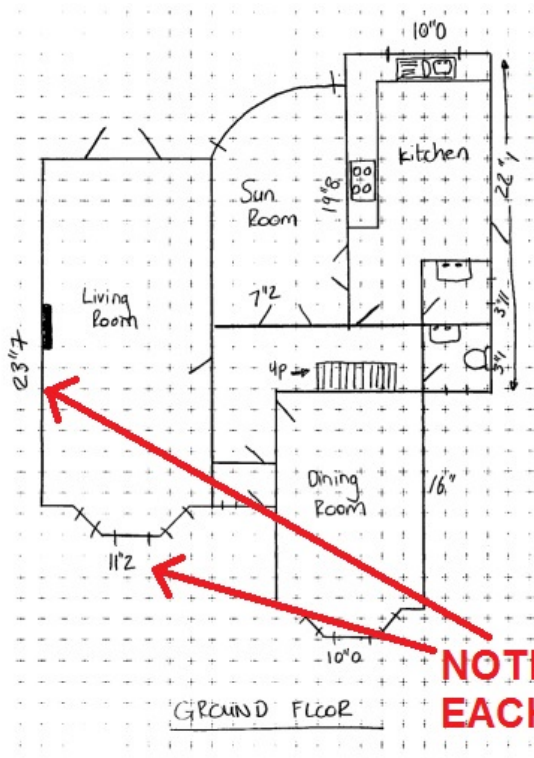

GROUND FLOOR

FIRST FLOOR

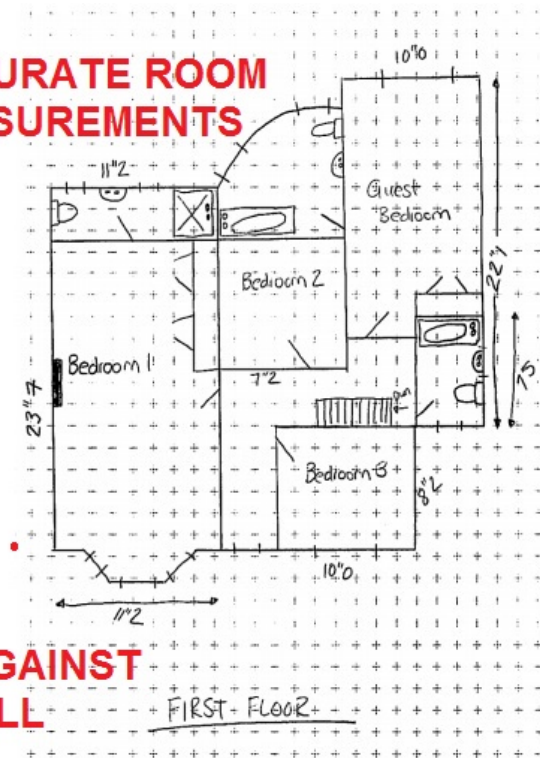What do we need to measure and what we don't need to?

Rooms must be measured as accurately as possible. Use either imperial (feet and inches) or metric (metres and centimetres) as you can create your floor plan in either on Metropix.

Measure wall to wall for all rooms. Measure all walls that apply as per the sketch below.
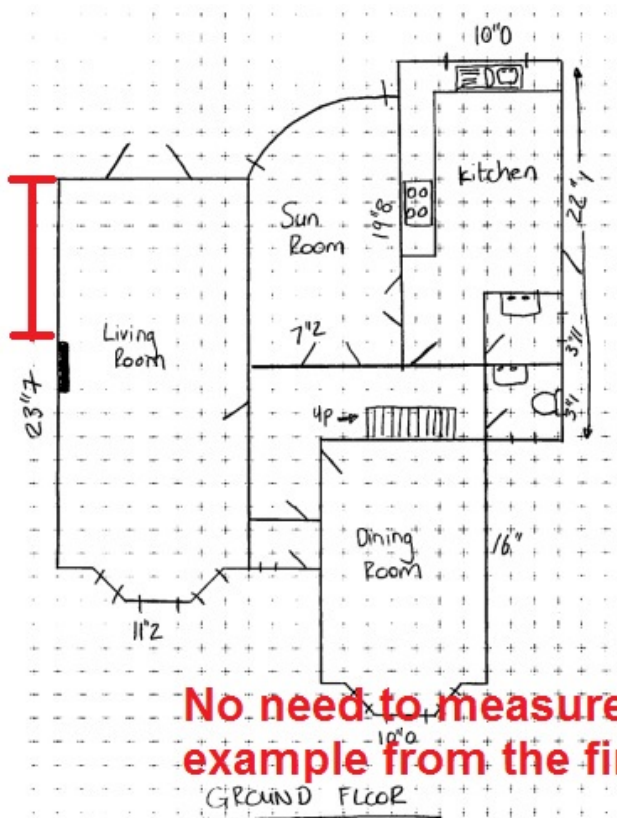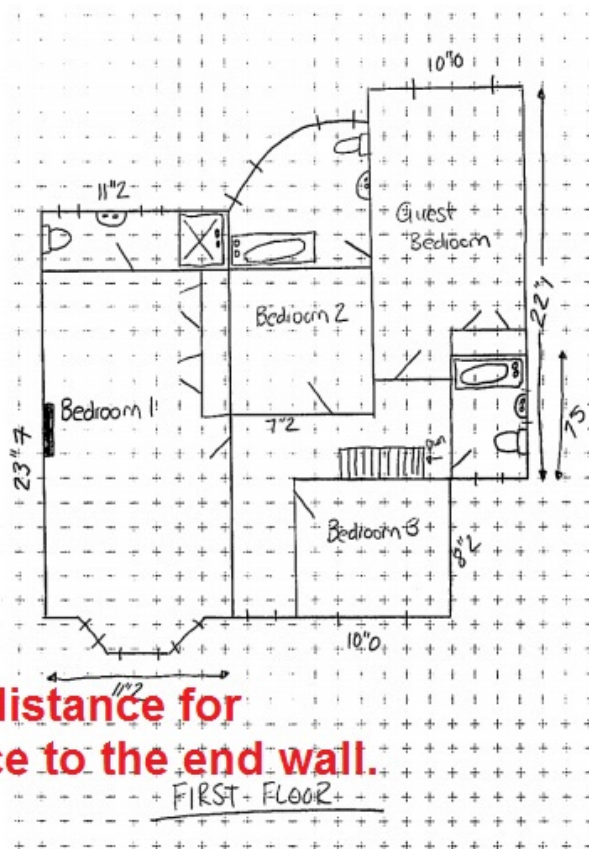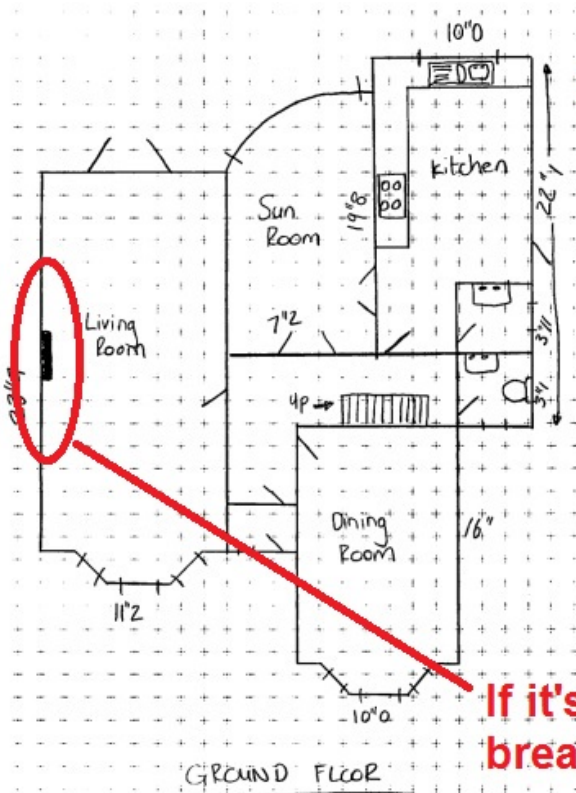

Standard rooms

10
10

Standard Room

L-Shaped rooms

12
5
10
6

L-Shaped Room

Non-standard rooms

3
5
2.5
12
10
10

Bay Window

5
2.5
12
10
10

Recess

7
10
10
6

Angled Corner

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ACCURATE ROOM MEASUREMENTS

NOTED AGAINST EACH WALL

Kitchen
Sun Room
Living Room
Dining Room

GROUND FLOOR

10"0
22'1
7"2
4P
16"
11"2
10"0
23"7
3"1

Guest Bedroom
Bedroom 2
Bedroom 1
Bedroom 3

FIRST FLOOR

10"0
11"2
22'1
7'5
7"2
8"2
10"0
23"7
11"2

No need to measure the distance for example from the fireplace to the end wall.

Kitchen
Sun Room
Living Room
Dining Room

GROUND FLOOR

10"0
22'1
7"2
4P
16"
11"2
10"0
23"7
3"1

Guest Bedroom
Bedroom 2
Bedroom 1
Bedroom 3

FIRST FLOOR

10"0
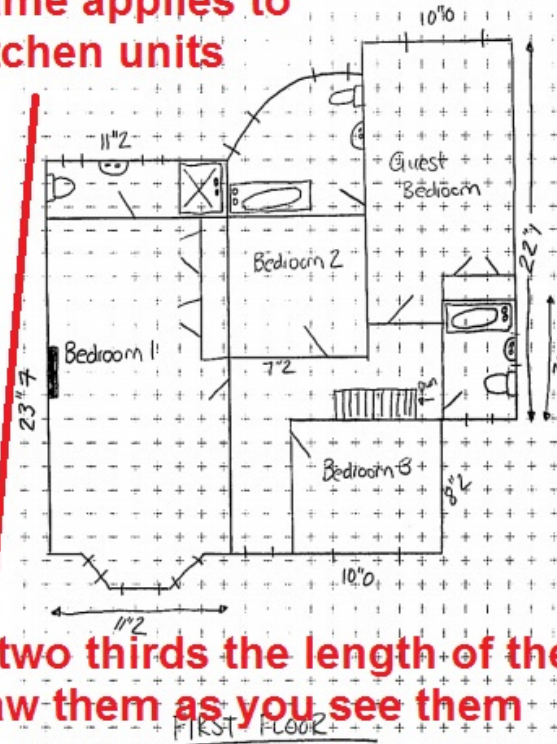11"2
22'1
7'5
7"2
8"2
10"0
23"7
11"2

With regard to the sizing and positioning of doors, windows, fireplaces, sinks, toilets, stairs etc. use visual accuracy.

You won't have the time to measure everything so spend a couple of extra seconds when drawing your sketch to get it visually accurate.
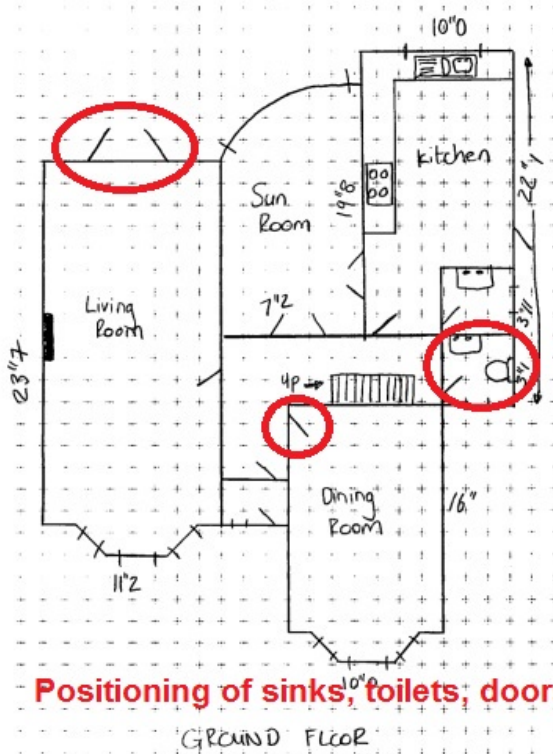
You can then interpret this when drawing your floor plan on Metropix later. Draw what you see.
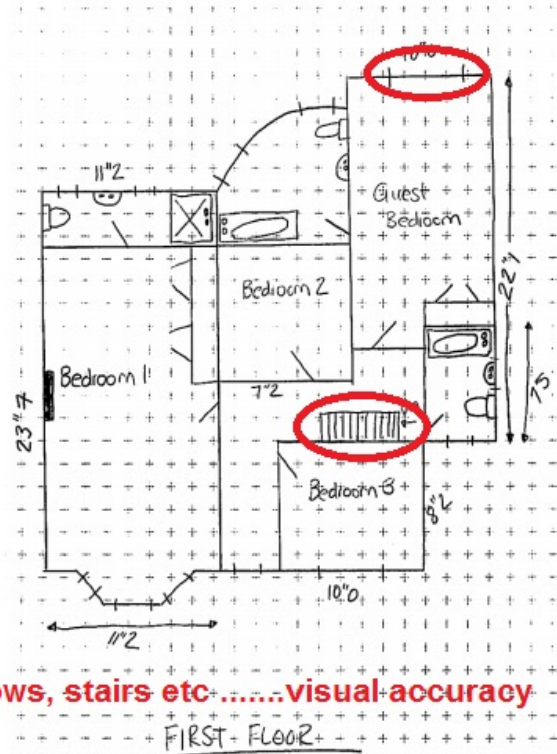
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Same applies to kitchen units

If they look two thirds the length of the wall just draw them as you see them
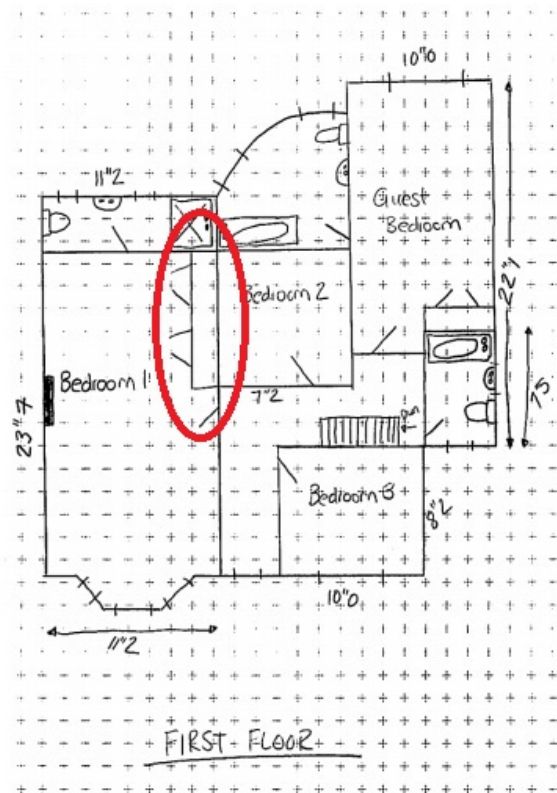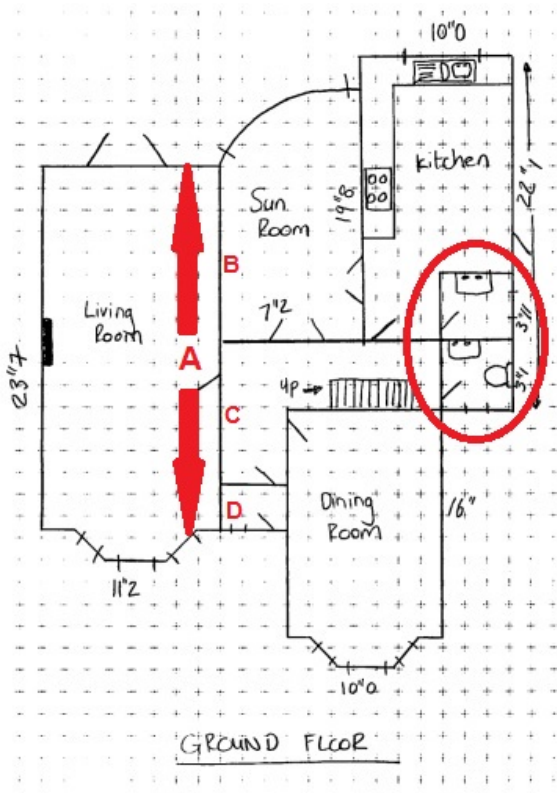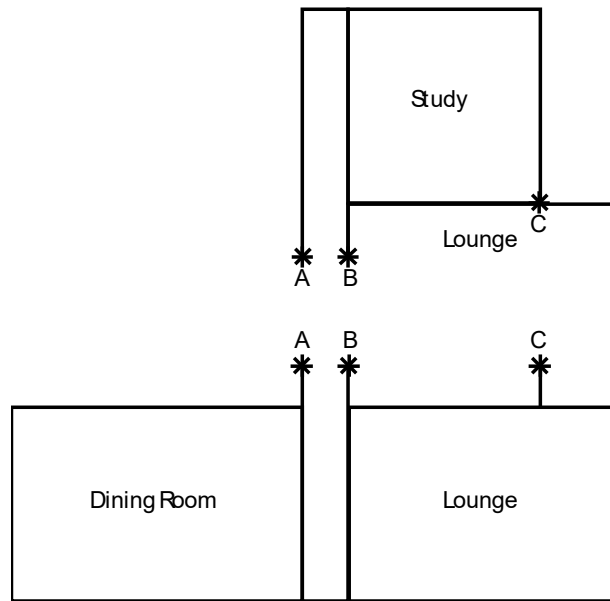
Positioning of sinks, toilets, doors, windows, stairs etc ....visual accuracy

When one page isn't enough.

Not all properties fit on one page as we would like them to when we are using a scale. Instead of sacrificing the scale we can link multiple pages together.

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In the image below a good method of linking pages together is shown where a part of the room from the previous page is shown and the walls are labelled appropriately so that it is easy to identify where to continue drawing.

Study

Lounge

C

A B

A B   C

Dining Room   Lounge

10"0

kitchen

Sun Room

B

Living Room

7"2

A

C

4p

D

Dining Room

16"

11"2

10"0

23"7

22"1

3"

GROUND FLOOR

10"0

11"2

Guest Bedroom

Bedroom 2

Bedroom 1

7"2

Bedroom 3

10"0

11"2

23"7

22"1

75

8"2

FIRST FLOOR

Cellars/Garages/Outbuildings

These should be measured and included on your sketch if required on the final

floor plan.

Cellars can be treated as an additional floor for the property (and drawn as a floor below on Metropix).

Garages are simply added as though it is just another room. Show doors, windows etc for these.

Attached storage rooms are often found at the rear of a terraced building but they are part of the property and need including with your plan.

Outbuildings can be difficult to assess but it is best to make note of them. Large country houses often come with some kind of detached storage unit, workshop or barn and are sometimes worth adding to the floor plan. The agent and/or vendor may specifically ask for these.

Balconies and Juliet balconies should always be added to your sketch.

Always be aware of any health and safety concerns at the property, particularly in outbuildings.

Compass Point (or North Arrow, Direction Arrow or Compass Rose)

Stand facing the property and use your compass to get a North bearing and replicate this on your sketch.

A simple hand drawn arrow with an "N" by it will indicate the North direction.