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ABSTRACT

In contemporary architectural design, the generation of innovative and efficient floor plans remains a critical challenge. This research introduces a novel application of diffusion models, specifically adapted for the generation of architectural floor plans. Unlike traditional generative models that broadly target image generation, our approach harnesses the state-of-the-art in diffusion technology to produce detailed, functional, and visually appealing architectural designs. We demonstrate that diffusion models, when finely tuned and conditioned, not only embrace 'implicit, human-learned' architectural semantics but also enhance design efficiency and creativity. The paper details our methodology from adapting the U-Net architecture within diffusion frameworks to incorporating advanced upscaling techniques, significantly reducing computational overhead while maintaining high-resolution outputs. Our results show a promising direction for integrating AI in architectural design, opening new avenues for automated, creative design processes that could revolutionize the industry.

1 INTRODUCTION

The fusion of artificial intelligence (AI) with architectural design has opened new pathways for innovation in how spaces are conceived and visualized. Recent advancements in generative models, particularly diffusion models, have shown unprecedented success in image-generation tasks. However, their application in specialized domains like architectural design, where detail, accuracy, and adherence to design principles are paramount, remains largely unexplored. This study seeks to bridge this gap by adapting and enhancing diffusion models for the specific task of generating architectural floor plans.

The motivation behind this research is twofold: firstly, to explore the potential of state-of-the-art AI models to understand and implement complex, implicit rules that govern architectural aesthetics and functionality; and secondly, to provide a tool that significantly augments the architect's ability to generate diverse design alternatives quickly. By focusing on the specific use case of floor plan generation, we aim to demonstrate how diffusion models can be meticulously tailored to not only generate images but to do so in a way that adheres to professional architectural standards.

Our approach involves a customized adaptation of the U-Net architecture configured within a diffusion modeling framework. This adaptation is geared towards capturing the nuanced requirements of architectural designs, including the layout of spaces and their functional relationships. Further, we employ upscaling techniques post-generation, allowing the model to operate efficiently at lower resolutions without sacrificing output quality, thus addressing the dual challenges of detail fidelity and computational efficiency.

This paper outlines our comprehensive methodology, from dataset preparation and model architecture design to the detailed training regimen and the subsequent image enhancement techniques. We present empirical results that illustrate the model's capability to produce professional-grade floor plans and discuss the potential applications of this technology in real-world architectural practices. Lastly, we explore future enhancements that could enable more interactive and user-specific design capabilities, underscoring the transformative potential of AI in the architectural field.

054 **2 DATASET**
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056 **2.1 RATIONALE FOR DATASET SELECTION**
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058 This dataset was specifically chosen for its comprehensive and multi-faceted representation of ar-
 059 chitectural floor plans, which is crucial for training our diffusion model to recognize and generate
 060 realistic and functionally coherent designs. The inclusion of distinct images for walls, room seg-
 061 mentation, and the overall floor plan allows the model to learn and reproduce the structural integrity
 062 and the functional zoning of architectural spaces. Additionally, the descriptive metadata enhances
 063 the model’s understanding of the contextual use of each space, fostering a more accurate semantic
 064 interpretation of generated outputs. Additionally, this dataset presented a huge advantage compared
 065 to other tested datasets, the number of rows. Other explored and tested datasets presented a few
 066 hundred and at most a thousand rows, making it hard to train reliable and accurate models.
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068 **2.2 ADVANTAGES AND DISADVANTAGES OF USING THE DATASET**
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070 **Advantages**

- **Number of Observations:** The diverse number of images makes the dataset robust enough so we can train a model using the 12K images.
- **Resolution:** The resolution of 512 x 512 pixels ensures that the model has enough detail to generate precise and usable floor plans without consuming too much memory.
- **Annotations:** The inclusion of plain English descriptions provides an additional semantic layer that can be used in future improvements.

077 **Disadvantages**
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- **Inconsistency in Annotations:** Variability in the quality and detail of the plain English descriptions can affect the consistency of the learning process in applications that combine language.



097 Figure 1: Selection of 16 random floor plans from the dataset
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099 **3 DIFFUSION MODELS**
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101 **3.1 OVERVIEW OF DIFFUSION MODELS**
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103 Diffusion models are a class of generative models that have gained prominence for their ability to
 104 produce high-quality, high-fidelity images. Essentially, diffusion models work by gradually trans-
 105 forming a distribution of random noise into a structured image over a series of iterative steps, each
 106 guided by a learned reverse diffusion process. This process is often visualized as reversing the
 107 diffusion of particles from a concentrated point outwards, hence the name "diffusion models" Sohl-
 Dickstein et al. (2015).

108 3.2 RATIONALE FOR USING DIFFUSION MODELS
 109
 110 The decision to utilize diffusion models in the generation of architectural floor plans was driven by
 111 several factors. First, the nature of diffusion models to generate images through a gradual refining
 112 process allows for the capture of intricate details that are essential in architectural designs, such as
 113 the layout of rooms, placement of doors and windows, and the delineation of living spaces. This
 114 ability to manage and manipulate fine details aligns well with the requirements for generating usable
 115 and precise architectural plans. Furthermore, diffusion models have demonstrated a lower tendency
 116 towards mode collapse compared to GANs, offering a richer diversity in generated outputs which is
 117 beneficial for exploring a wide range of architectural styles and configurations Ho et al. (2020).
 118

119 3.3 CURRENT STATE OF DIFFUSION MODELS
 120
 121 Recent advancements in diffusion models have established them as a leading technology in image
 122 generation. The introduction of conditional diffusion models has further expanded their applicabil-
 123 ity, allowing for the generation of images based on specific conditions or attributes, thereby increas-
 124 ing their utility in tasks requiring high degrees of specificity and customization Dhariwal & Nichol
 125 (2021). In the field of architectural design, these advancements present a promising avenue for not
 126 only generating floor plans from scratch but also modifying existing ones according to precise user
 127 specifications. The state-of-the-art models now feature improvements in training efficiency and the
 128 quality of the generated images, which make them particularly suitable for applications where detail
 129 and accuracy are paramount Nichol & Dhariwal (2021).
 130

4 ARCHITECTURE OF THE U-NET MODEL

4.1 HISTORY AND BACKGROUND OF THE U-NET

The U-Net model was originally developed for biomedical image segmentation. The model was designed to work with a limited amount of data but still deliver strong performance, which was crucial in the medical imaging field where high-quality, annotated datasets are often small. U-Net's architecture is particularly noted for its effectiveness in handling multi-class segmentation Ronneberger et al. (2015).

4.2 DESCRIPTION OF THE ARCHITECTURE

The architecture of U-Net is characterized by its symmetric shape, which gives it the name "U-Net." It consists of a contracting path to capture context and a symmetrically expanding path that enables precise localization. The model uses a series of convolutional layers and max pooling layers in the contracting step to extract features and reduce the spatial dimensions of the input image. Each step in the expansive path consists of an upsampling of the feature map followed by a convolutional layer that halves the number of feature channels. A crucial feature of U-Net is the concatenation of feature maps from the contracting path to the upsampled output, a method known as skip connections. These connections help the network to propagate context information to higher resolution layers, allowing for more precise localization Ronneberger et al. (2015).

4.3 DIFFERENCES BETWEEN U-NET MODELS AND OTHER MODELS

Unlike many deep learning models that primarily focus on down-sampling to learn increasingly abstract representations, U-Net maintains a large amount of high-resolution information through its expansive path. This is in contrast to models like the standard convolutional networks, which may lose important local information due to repeated pooling operations. The ability of U-Net to maintain high-resolution details makes it exceptionally good at capturing the nuances of images, which is essential for tasks requiring precise segmentation and detailed reconstructions.

4.4 SUITABILITY OF U-NETS FOR ARCHITECTURAL FLOOR PLAN GENERATION

U-Nets are particularly well-suited for the task of generating architectural floor plans due to their powerful segmentation capabilities and the ability to handle fine-grained details—a necessity in

162 architectural designs where accuracy in the layout and clear differentiation of spaces are crucial.
 163 For this research, the U-Net’s ability to effectively process and reconstruct complex spatial rela-
 164 tionships within an image allows it to generate detailed and precise architectural layouts from a
 165 high-dimensional latent space. Furthermore, the skip connections in U-Nets help in recovering the
 166 exact spatial hierarchies and relationships of different architectural elements, such as walls, doors,
 167 and room designations, ensuring that the generated floor plans are not only aesthetically pleasing
 168 but also architecturally coherent.

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170 5 DATA PREPARATION

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172 5.1 OVERVIEW OF DATA PREPARATION

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174 Early iterations of the model, which utilized smaller datasets, demonstrated limited variability in re-
 175 sults, with the model failing to accurately interpret the intricacies of floorplans. For example, there
 176 were instances where rooms were depicted without proper access. Similar issues were observed
 177 when testing the model with a plain, untransformed dataset, resulting in images of suboptimal qual-
 178 ity. Consequently, to enhance the generation of high-quality architectural floor plans using diffusion
 179 models, we implemented a rigorous preprocessing routine. This process involved standardizing and
 180 optimizing the dataset to better suit the specific requirements of this application.

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182 5.2 TRANSFORMATION OF THE ENTIRE DATASET

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184 The dataset transformation process involves several key steps designed to ensure that the input im-
 185 ages are in a uniform format, which helps in reducing model complexity and improving training
 186 efficiency and most importantly, the final generated images. Here is an outline of the transforma-
 187 tions applied:

188

a) Detection of the Floor Plan from the Image

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- **Objective:** Isolate the architectural floor plan from any extraneous elements within the image. More specifically, separate the floor plan from the colored background.
- **Method:** Implement a detection algorithm that utilizes the wall outline image attribute from the dataset to distinguish the walls of the floor plan from the colored background.

190

b) Rotation to Align the Floor Plan

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- **Objective:** Given that the dataset presents floorplans with different orientations, here we want to ensure that all floor plans are oriented in the same direction, which is essential for consistent model training.

192

• **Method:**

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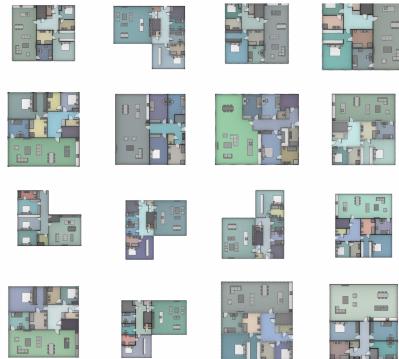
- **Contour Detection:** The process begins by converting the mask image, which highlights the floor plan’s footprint, to grayscale using the `cv2.cvtColor` function from the OpenCV library Bradski (2000). This grayscale image is then binarized using the `cv2.threshold` function to create a binary mask where the floor plan is represented by white pixels, and the background is black.
- **Edge Detection:** To refine the contours, the grayscale image is blurred using a Gaussian filter `cv2.GaussianBlur` to reduce noise, and then edges are detected using the Canny edge detection algorithm `cv2.Canny` Bradski (2000).
- **Angle Calculation:** The largest contour, corresponding to the floor plan, is identified using the `cv2.findContours` function. From this contour, the minimum area rectangle that can enclose the floor plan is computed using `cv2.minAreaRect`. The angle of this rectangle is extracted, and a correction is applied if the angle is less than -45 degrees. This correction is necessary to ensure the correct orientation, as angles close to -90 degrees would otherwise flip the floor plan Bradski (2000).
- **Rotation Application:** Once the correct rotation angle is determined, the floor plan is rotated using the `cv2.getRotationMatrix2D` function to create a rotation matrix, followed by `cv2.warpAffine` to apply this rotation. The

216 cv2.warpAffine function is configured with cv2.INTER_CUBIC interpolation
 217 for the image and cv2.INTER_NEAREST for the mask to preserve edge
 218 sharpness, ensuring the rotation does not introduce padding or distortions. The
 219 cv2.BORDER_REPLICATE mode is used for the image rotation to handle border
 220 pixels, while cv2.BORDER_CONSTANT with a zero border value is used for the mask
 221 Bradski (2000).

c) Background Standardization

- **Objective:** Homogenize the background of all images to a uniform color, enhancing the model’s ability to focus on the structural elements of the floor plans.
- **Method:** The background of each image is standardized by first checking if the image contains an alpha channel (transparency) and converting it to a standard RGB format using OpenCV’s cv2.cvtColor function Bradski (2000), if necessary. A binary mask is then created by thresholding the grayscale version of the mask, and inverting it so that the background is highlighted. This binary mask is expanded to match the RGB channels of the original image using cv2.cvtColor, ensuring compatibility for background replacement. The replacement is performed by creating a new background array filled with the target color (white) using NumPy Harris et al. (2020), and applying it to the non-floor plan areas indicated by the mask. This process is executed using a custom function, ensuring that all images have a consistent, uniform background color.

237 Figure 2 displays a batch of floor plan images after getting transformed.
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239
 240 Figure 2: Selection of 16 random floor plan images after getting transformed
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251 6 TRAINING

252 6.1 TRAINING CONFIGURATION

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 254 The training of the model followed this predefined configuration to ensure consistency and reproducibility of the results. The key parameters used within the training were as follows:

- **Image Size:** Each image was resized to 128x128 pixels to balance detail and computational efficiency.
- **Batch Sizes:** We utilized a training and evaluation batch size of 16.
- **Learning Rate and Scheduler:** An initial learning rate of 1e-4 was employed, with a warm-up phase of 500 steps to gradually reach the target rate.
- **Precision Settings:** To enhance computational efficiency, we employed automatic mixed precision (fp16), which significantly accelerated the training process without compromising the quality of the results.

270 6.2 UNET2D MODEL ARCHITECTURE
271272 We utilized the UNet2DModel from the diffusers library von Platen et al. (2022). The configuration
273 for our model architecture was defined as follows:

- 274 • **ResNet Layers:** Each block in the U-Net structure contains 2 ResNet layers. This setup
275 was chosen to leverage the robustness of ResNet architectures in feature extraction and
276 representation learning He et al. (2015).
- 277 • **Block Channel Outputs:** The output channels for the blocks were set as follows: 128,
278 128, 256, 256, 512, 512. This progressive increase in channel depth allows the network to
279 capture increasingly abstract features at different levels of the network.
- 280 • **Downsampling Blocks:** The model incorporated a mix of regular and attention-enhanced
281 ResNet downsampling blocks. The configuration included four DownBlock2D regular
282 blocks and one AttnDownBlock2D block, the latter integrating spatial self-attention to im-
283 prove the focus on relevant features.
- 284 • **Upsampling Blocks:** Similar to the downsampling pathway, the upsampling path used a
285 combination of regular UpBlock2D blocks and an AttnUpBlock2D block. The inclusion of
286 attention mechanisms in the upsampling path helps in restoring image details more effec-
287 tively during the generation process.

289 7 ENHANCING RESULTS THROUGH UPSCALING TECHNIQUES
290291 7.1 INTRODUCTION TO UPSCALING
292293 Upscaling, in the context of image processing, refers to the technique of increasing the resolution of
294 an image to enhance its resolution and detail. This is achieved by interpolating additional pixels into
295 the original image using various algorithms designed to predict and replicate the underlying patterns
296 and textures.297 7.2 RATIONALE FOR USING UPSCALING
298300 In the generation of architectural floor plans using AI, the resolution of output images directly im-
301 pacts their usability. Higher-resolution images can provide more detail, making them more practical
302 for real-world applications. However, generating high-resolution images directly from the model can
303 be computationally intensive and inefficient. By using upscaling, we can produce lower-resolution
304 images during the generation phase—which requires less computational power—and subsequently
305 enhance their resolution and detail post-generation, achieving great results at a lower cost.306 7.3 APPLICATION OF UPSCALING TECHNIQUES
307308 Following the generation of the floor plan images by our model, each image is processed through
309 the upscaling tool. This post-processing step refines the visual details of the plans, enhancing lines,
310 borders, and textures.312 7.4 TRADE-OFFS AND ADVANTAGES
313314 Opting to upscale lower-resolution images rather than directly generating high-resolution outputs
315 presents several advantages. Primarily, it allows for faster model training and less intensive use of
316 computational resources during the generation phase. Training models on high-resolution images
317 not only requires significantly more memory and processing power but also increases the complexity
318 of the model, leading to longer training time.319 The trade-off here involves balancing the initial quality of generated images with the effectiveness
320 of the upscaling process. By choosing to generate images at a lower resolution, we accept a compro-
321 mise on initial detail with the understanding that the subsequent upscaling will restore and enhance
322 these details efficiently. This strategy has proven effective, enabling the production of high-quality
323 architectural floor plans with a fraction of the computational cost associated with high-resolution
image generation.

324 **8 EVALUATION**
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326 The evaluation of the generated architectural floor plans was conducted through a straightforward,
 327 yet effective qualitative analysis. Given the visual and functional nature of architectural designs,
 328 our primary evaluation method involved a direct visual inspection of the generated images. This
 329 approach allowed the research team to assess the practical utility and aesthetic quality of the floor
 330 plans in a manner that closely mirrors the real-world evaluation processes used by architects.
 331

332 **8.1 CRITERIA FOR EVALUATION**
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- **Accuracy:** Each generated image was reviewed to ensure that it accurately represented viable architectural spaces. This included checking for the presence and correct placement of essential elements such as walls, doors, and windows.
- **Coherence:** The coherence of the overall layout was assessed to determine if the generated designs made logical sense from an architectural standpoint. For instance, the flow between rooms, the functionality of the space, and the appropriateness of the design for hypothetical real-world applications were considered.
- **Aesthetics:** The aesthetic appeal of the floor plans was also a crucial evaluation criterion, reflecting the model's ability to generate visually attractive designs.

344 **9 RESULTS**
 345

346 The performance of our model in generating architectural floor plans is demonstrated through a
 347 comprehensive analysis of training dynamics and visual results from both the initial generation and
 348 subsequent enhancement stages. This section presents the quantitative and qualitative outcomes of
 349 our experiments.

351 **9.1 INITIAL RESULTS AND SUBSEQUENT IMPROVEMENTS**
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353 The initial results served as a fundamental benchmark for the subsequent refinements and enhancements applied to the model. These early results were essential in identifying key areas for improvement and in setting the trajectory for the research.

356 Figure 3 shows the initial batch-generated images.



372 Figure 3: Initial batch of generated images
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375 **9.2 GENERATED FLOOR PLANS**
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377 After training, the model produced a series of floor plan images that were successfully evaluated for their quality and coherence. Figure 4 shows a batch of generated floor plans.

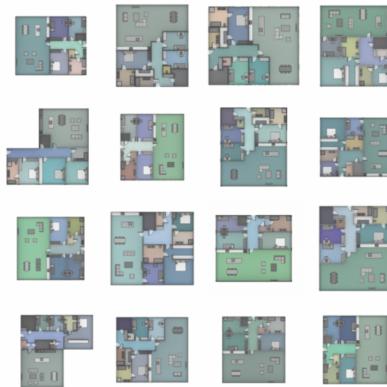


Figure 4: Batch of 16 generated floor plan images without enhancement

9.3 ENHANCED IMAGES THROUGH UPSCALING

To further enhance the utility and clarity of the generated images, an upscaling technique was applied post-generation. This step significantly improved the resolution and detail of the images, making them more practical for professional use. Figure 5 shows a batch of generated images with upscaling.

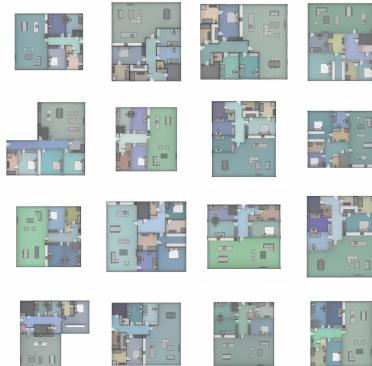


Figure 5: Batch of 16 generated floor plan images with upscaling



Figure 6: Close up of a single generated floor plan with enhanced quality

432 10 APPLICATIONS 433

434 The advancements achieved in this project not only enhance the capabilities of generative models
435 in producing architectural floor plans but also open up a multitude of practical applications across
436 different sectors. Below are several key applications that demonstrate the wide-reaching impact and
437 utility of this research.

439 10.1 INSPIRATION FOR ARCHITECTS 440

441 The ability to generate diverse and innovative floor plans automatically provides architects with a
442 powerful tool for inspiration. By generating a variety of design alternatives quickly, architects can
443 explore creative possibilities without the usual time constraints associated with manual drafting.
444 This can lead to the discovery of novel design solutions and architectural innovations, pushing the
445 boundaries of traditional architectural practices.

446 10.2 GUIDANCE IN REMODELING AND SPACE OPTIMIZATION 447

448 Our model can play a crucial role in the remodeling of spaces by providing optimized floor plans
449 that make the best use of available space. This is particularly valuable in urban environments where
450 space efficiency is paramount. The model can suggest configurations that maximize utility and
451 comfort, taking into account the specific dimensions and constraints of the existing structures.

452 10.3 AUTOMATED COMPLIANCE CHECKS 453

454 Integrating the model with tools that evaluate compliance with local building codes and regulations
455 could significantly streamline the design and approval processes. By automatically generating de-
456 signs that are pre-checked for compliance, the model can reduce the time and effort needed for
457 regulatory approvals, making the construction process faster and more efficient.

459 11 FUTURE WORK 460

461 The promising results achieved thus far in our project pave the way for several exciting directions
462 in future research. Building upon the foundation laid by our current model, we aim to explore
463 advanced techniques that could further enhance the flexibility, precision, and utility of our AI-driven
464 architectural design tools.

465 11.1 DEVELOPMENT OF A CONDITIONAL MODEL 466

467 One of our primary objectives moving forward is the development of a conditional model that in-
468 corporates user-defined prompts to guide the generation process. This approach would allow users
469 to specify certain characteristics or elements they wish to see in the floor plans, such as "a large
470 bay window facing south" or "an open kitchen layout." By integrating natural language processing
471 (NLP) techniques with our diffusion model, the system could interpret these prompts and directly
472 incorporate the specified features into the generated designs.

473 11.2 INCORPORATION OF INFILLING TECHNIQUES 474

475 Another exciting avenue for future research involves the use of infilling techniques. Infilling allows
476 for the selective generation of parts of an image, based on either predefined or dynamically chosen
477 areas within a layout. In the context of architectural floor plans, this would enable users to select an
478 area of an existing plan and request modifications or complete redesigns of just that section.

482 12 RELATED WORK 483

484 The intersection of artificial intelligence with architectural design has garnered increasing research
485 interest, particularly in the application of generative models and automation techniques to enhance

486 design efficiency and creativity. Generative Adversarial Networks (GANs) Goodfellow et al. (2014)
 487 and their adaptations, such as DCGANs Radford et al. (2015), have set benchmarks in realistic
 488 image generation across various domains, including architecture. Early efforts in architectural de-
 489 sign automation, such as the automatic generation of building layouts Merrell et al. (2010), along
 490 with more recent developments like ArchGAN Oyelade & Ezugwu (2021), highlight the potential
 491 of GANs in transforming architectural visualization and planning. Moreover, the use of upscaling
 492 techniques, such as Super-Resolution Convolutional Neural Networks Dong et al. (2015), has sig-
 493 nificantly improved the quality of images, including those in architectural floor plans. However,
 494 historical attempts to automate floor plan generation using constraint-based algorithms Liggett &
 495 Mitchell (1981) and evolutionary algorithms Michalek et al. (2002) have faced challenges in flex-
 496 ibility, computational efficiency, and meeting user-specific aesthetic and functional requirements
 497 Knecht et al. (2010). Recent approaches, like those presented in House-GAN Nauata et al. (2021),
 498 attempt to address these issues but still struggle with ensuring that generated plans meet all practical
 499 and regulatory standards. Our research builds on these foundations, leveraging advances in diffusion
 500 models and upscaling techniques to enhance the automated generation of detailed and functional ar-
 501 chitectural floor plans, addressing longstanding challenges in computational efficiency and design
 502 adaptability.

503 13 CONCLUSIONS

504 This research set out to rigorously examine the applicability of state-of-the-art diffusion models
 505 tailored specifically to the task of generating architectural floor plans. By innovatively adapting
 506 these models to address the intricate requirements of detailed design tasks, our study has not only
 507 demonstrated the feasibility of such adaptations but has also propelled the capabilities of generative
 508 models to new heights. These findings affirm the potential of AI to master and implement complex
 509 'implicit, human-learned' semantics necessary for practical and aesthetic architectural design.

510 13.1 ACHIEVEMENT OF SPECIFIC USE-CASE ADAPTATION

511 One of the primary motivations behind this work was to find whether SOTA models could be adapted
 512 to a specific use case that requires a high level of detail, such as architectural floor plans. Our findings
 513 affirmatively demonstrate that with careful configuration and training, diffusion models can indeed
 514 be specialized to handle such detailed tasks. The success in generating detailed, coherent, and
 515 structurally coherent floor plans validates our approach and underscores the adaptability of diffusion
 516 models to specialized domains.

517 13.2 LEARNING IMPLICIT, HUMAN-LEARNED SEMANTICS

518 A critical aspect of our research was to test if these models could learn and replicate 'implicit,
 519 human-learned' semantics necessary for practical architectural design, such as the logical placement
 520 of rooms and the structural necessities of buildings. The models not only learned these semantics but
 521 were also able to apply them creatively, suggesting new design possibilities that maintain both aes-
 522 thetic appeal and functional integrity. This capability signifies a profound step forward in applying
 523 AI in design, bridging the gap between human expertise and machine-generated innovations.

524 13.3 COMPUTATIONAL EFFICIENCY THROUGH UPSCALING TECHNIQUES

525 The research further explored the efficacy of training smaller, less resource-intensive models com-
 526 bined with post-process upscaling techniques instead of relying on larger, more computationally
 527 demanding models. The results were clear: smaller models, when augmented with advanced up-
 528 scaling technologies, could achieve comparable, if not superior, results in generating high-resolution
 529 outputs. This approach conserves computational resources and enhances the scalability and ac-
 530 cessibility of AI technologies in architectural design, making it feasible for more firms to adopt this
 531 technology without the need for extensive hardware investments.

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