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DESIGN IDEAS P.2

LAUNDRY ROOM

Is this space directly off the garage, or a separate room somewhere (do you prefer it close to the bedrooms (two-storey), or in the basement)? Do you want a strip closet or walk-in closet for coats and shoes, or would open lockers be a better solution? Do you need a bench for people to sit on while putting on shoes? What about a broom closet to store cleaning supplies? Would you like to be able to walk directly into the pantry from this room? What about a laundry chute?

BONUS ROOM

Many families are now going with a bonus room above the garage. If you are considering a space like this, do you want it open to the rest of the house or separated with a door? Do you want the room built inside the garage trusses for an 'attic' feel, or will it have a standard flat or vaulted ceiling like the rest of the house? What is the use of the room – a kids' play area, a media room with big TV, an office, the master suite?

GARAGE

A standard size is approximately 22'x22' – is this sufficient, or do you prefer something like 24'x26'? This may depend on whether or not you are the type to work in the garage vs. merely storing your vehicles and yard tools here. Do you prefer one overhead door or two, and what size(s)? If you elect to have two doors, do you want one stepped back from the other? Would your lot support a three-car garage? Is the garage a front-entry or a side-entry? Do you need a man-door to the exterior? Do you want windows in the wall or doors?

STYLE

Bungalow, bi-level or two-storey?

BATHROOMS

How many bathrooms do you require? If you're building a two-storey, you'll need at least a powder room on the main floor for your guests; if it's a bungalow or bi-level, using the main bathroom may be sufficient. Should each bedroom have its own bathroom, or do you want one bathroom to be shared by all? What about a Jack-and-Jill bath that is shared between two bedrooms, but not accessible from the hallway? Should there be storage for linens or towels? How large should the vanity be, and is there one sink or two? Will there be a tub and separate shower, or a combined unit?

BASEMENT

Having your basement layout designed (even if you aren't finishing it right away) is very important, as having support posts, windows and plumbing in the proper locations is crucial for future development. Some rooms to consider in a basement are bedrooms and bathrooms, kids' play room, mechanical area, storage rooms, laundry room (combined with mechanical?), cold room, family/games area, media room, billiards area, wet bar, wine room, etc. Some people are now considering a separate media room for serious movie watching, as opposed to the traditional family area with a big TV that is a multi-purpose room.

EXTERIOR

Are you partial to siding or stucco? What kind of look are you trying to achieve – craftsman, executive, country, etc? Is a veranda or covered entry essential? Are there specific architectural controls in the area that govern your exterior material and color choices?

BEDROOMS

How many bedrooms do you need? Should they be in close proximity to the master bedroom, or separated – either on the same level, or on another level? How big should they be, and do they need to be exactly equal size to prevent squabbling amongst your kids? Are there standard strip closets or walk-ins? What about sound insulation in the walls for privacy?

MECHANICAL

Are you going with a standard furnace and hot water tank, or do you have something else in mind? There are a lot of different possibilities – dual hot water tanks, dual furnaces, high-efficiency furnace, high-efficiency on-demand hot water system, boiler, HRV, etc. Are you planning to have underfloor heat in the basement or anywhere else in the home (garage, bonus room)? Is your house going to be a Built-Green home? Talk to a recommended mechanical company to determine what the best solution for your home would be.