

Planning your New Home

It is best to plan a home from the inside out as opposed to compromising by fitting into an existing design. *“Build the interior rooms around the people and furniture, then put the exterior walls around the rooms.”*¹

Some simple steps to calculate the size of the home you want:

- Measure your current house for reference. Measure your rooms to find the size. What size would you make them if you could remake them? What rooms do you want?
- Kitchen: how many and what type of appliances? Shape: U-shape. G-shape, Galley, Island, lunch counter? The finalized kitchen plan should be made before the final house plan is made.
- Dining room. Measure dining table.
- Master bedroom.
- Bedrooms. How many?
- Bathrooms (two, three, four piece rooms?). Bathroom fixture choices: combo bath/showers, or separate showers, tiled or acrylic, rectangular or corner. Baths: enclosed or stand alone or tiled surround. Size 5ft – 6ft; corner or standard. Standard or whirlpool. Sinks: vanity or pedestal.
- Living room. Fireplace.
- Entry. Open or enclosed vestibule? Separate service entrance/ mudroom?
- Basement: 2nd Living room, bedrooms, hobby rooms, exercise room? storage, mechanical room. Entry from outside?
- Closets.
- Home office?
- Media room?
- Laundry room?
- Is the house to be used full-time or vacation?
- How many people will use the house?
- What is the land's orientation to the sun and the views?
- What is the lay of the land? Flat? Sloped? Steep?
- What is the exterior style you like?
- What is the interior style you like? Ceiling heights, vaulted ceilings?
- One floor or two? Mezzanine? Cathedral ceilings?
- Once we have this information, we can create the layout.
- Once the rooms are placed in the layout we can determine the windows and their placement.

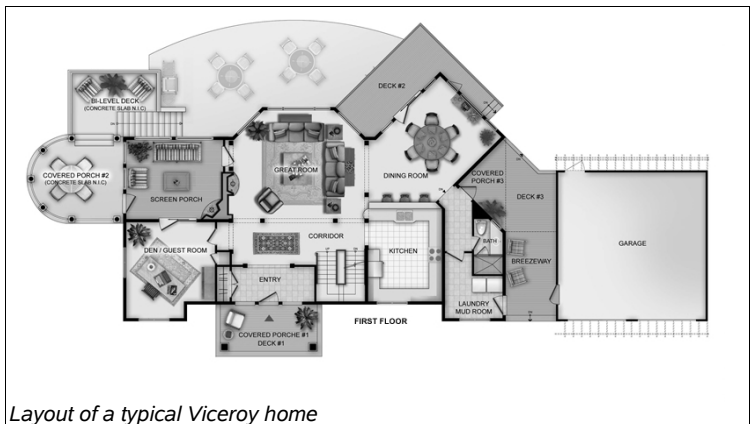
Tip:

Using graph paper cut out 1 foot = 1 square figures to represent your furniture. Then place them on a fresh graph paper the way you imagined them when you purchased them.

Once you have placed your furniture draw a line representing the room. Count the squares and you have your required room size in square feet.

Do the same for your dream kitchen, master bedroom and bathrooms.

Don't forget to leave space for the doors.



Layout of a typical Viceroy home

Try and imagine the future use of your home and be prepared. For example a separate entrance to the basement and larger windows can be useful if you decide to make an apartment for a parent or child at some point down the road.²

¹ Ronald Cole President, Les Maisons Roco

² Les Maisons Roco is happy to help at any point during the planning process.