

# home design guide

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## best design value part II



### Plan Reviews You Don't Want to Miss!

If you are planning a new custom home or remodel, be sure your home design professional fully explores your lifestyle needs in great detail when designing it. Get the full value of the design services they offer. There are many factors, or 'design overlays' as I call them, that plug into a design beyond the design of the floor plan, more than you may realize and too many to list here. Listed below are just a few important design overlays that will enhance the value of your design when working with a design professional:

#### Climatic Conditions

Environmental and climatic conditions may be one of the most elementary aspects to home design, but it's often overlooked. During the site planning phase, your design professional should help you correctly position your new home or addition on your lot to capture the best views and they should also evaluate the sun's angles and prevailing wind directions during each season of the year. This may greatly influence where outdoor spaces are situated and where windows should be placed to capture cross breezes, or which walls and windows will need to be shaded to avoid full exposure to the hot summer sun. Also think outside the lot lines about external noises and other privacy factors that may affect your room layout.

#### Accessibility

If designing or adapting your home for aging conveniences is high on your design priority list, then discuss your current and future convenience needs with your design professional. Wide hallways and doors and transitions between floor levels need to be considered. Bathrooms will require more maneuvering space, grab bars and other special design considerations. If there is an island in your kitchen, be sure there is enough maneuver space between the cabinets and the island. There are many other Universal Design standards to consider for your plan, so be sure your design professional is experienced in this area and follows industry standards.

#### Storage

Discuss all of your potential storage needs with your design professional, going room-by-room to not miss anything. In order to get an efficient kitchen layout, describe how many cabinets are needed to accommodate your cookware and small appliances. In the closets, be specific on how much length of hanging wardrobe space is sufficient for your clothes. In the garage, extra space may be needed for lawn equipment, bicycles, recycle bins or workspaces. Brooms, vacuums, cleaning supplies and housekeeping

items need a convenient, easily-retrievable place. Integrating all types of storage spaces into your plan up front will preempt future storage regrets.

#### Acoustics

In your current home, have you ever wished someone thought about noise that travels through walls from one room to another? Is nodding off to sleep a challenge when you can hear the TV or other commotion from another room? Do hollow-core doors really provide sound privacy in bathrooms? Walk through the floor plan with your design professional and consider sound mitigation techniques by specifying and detailing STC (sound transmission class) rated walls, floor/ceiling assemblies and doors to provide the sound isolation you'll need.

#### Lighting

There are special techniques to proper lighting design – it is more than just sprinkling fixtures around a lighting plan. Consider having a lighting design expert join the team to achieve the best lighting levels for each room. He or she may be able to provide a room-by-room photometric study that will help determine the right types and amount of fixtures and appropriate lighting levels. There are several levels of lighting to consider, so work with your lighting specialist to ensure that lighting levels are sufficient and that they will enhance the quality of each room.

Consider what else is vitally important to you and your family that needs to be considered in your new space. Draft a list and tear out pictures from magazines. Begin your new home design successfully by communicating your needs and desires to your design professional. Your design professional should provide you with expert design advice to help you through the custom home or remodel process. A higher level of attention to detail and communication will translate your vision and lifestyle needs into years of enjoyment, and it'll be well worth the design investment.

### Do you have questions about home design or remodeling?



Contact Tony at [twereimeichik@canin.com](mailto:twereimeichik@canin.com) or visit his company's website at [www.canin.com](http://www.canin.com).

Years of research in custom home design, remodeling and home building has led Tony Weremeichik, Principal of

Canin Associates' Architectural Design Studio, to be a strong advocate for home buyers and home owners to get the best design and construction value for their money. He leads clients and builders through a well-orchestrated design process that provides his clients with the utmost attention and creative design solutions.