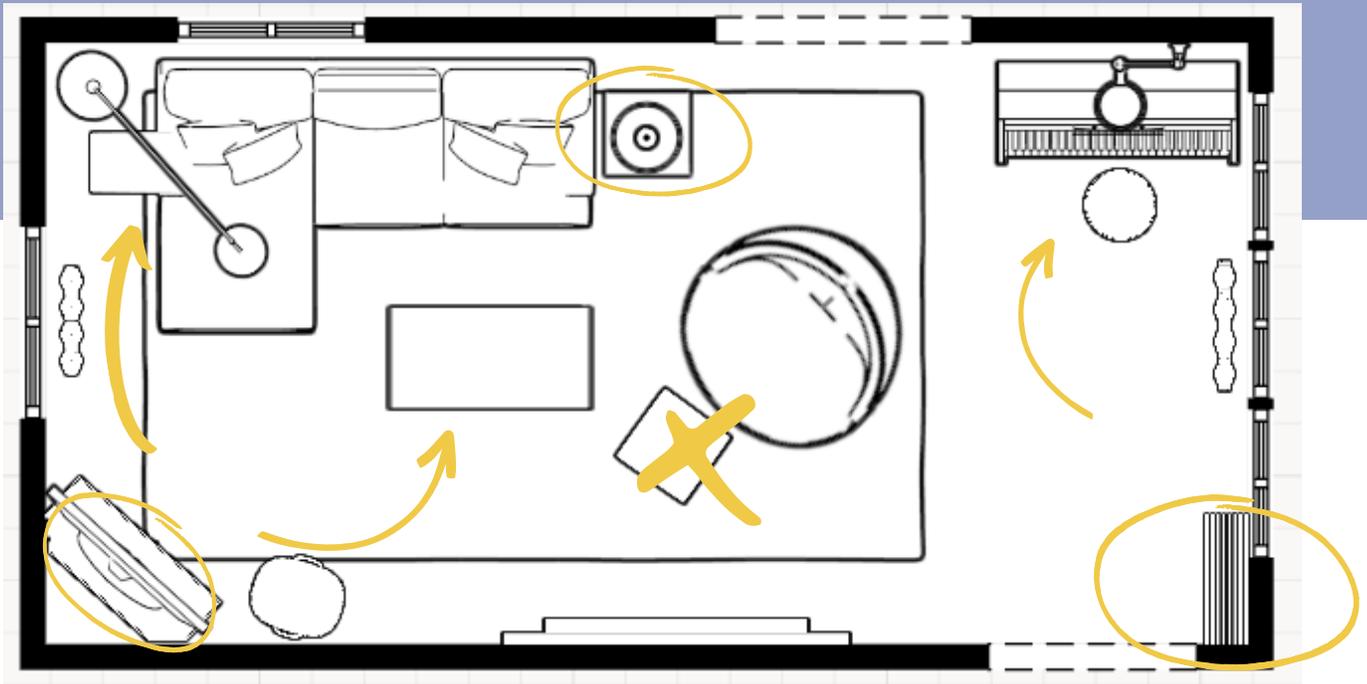


Room Layout Basics

My Secrets to Making the Most of Every Square Foot



The number one thing my clients consistently ask for help with?

Furniture layouts.

If you're struggling to figure out:

- How to fit it all
- What to do with that unused corner
- Where you can add more storage
- Or how to squeeze in a office/playroom/dining table/...

Then you've come to the right place! I'm going to walk you through my designer secrets to make the most of every square foot of your home. *Why?* Because you're paying for that space! You're spending time and money to maintain it and you should be seeing an ROI (return on investment) for that square footage. So let's do this!

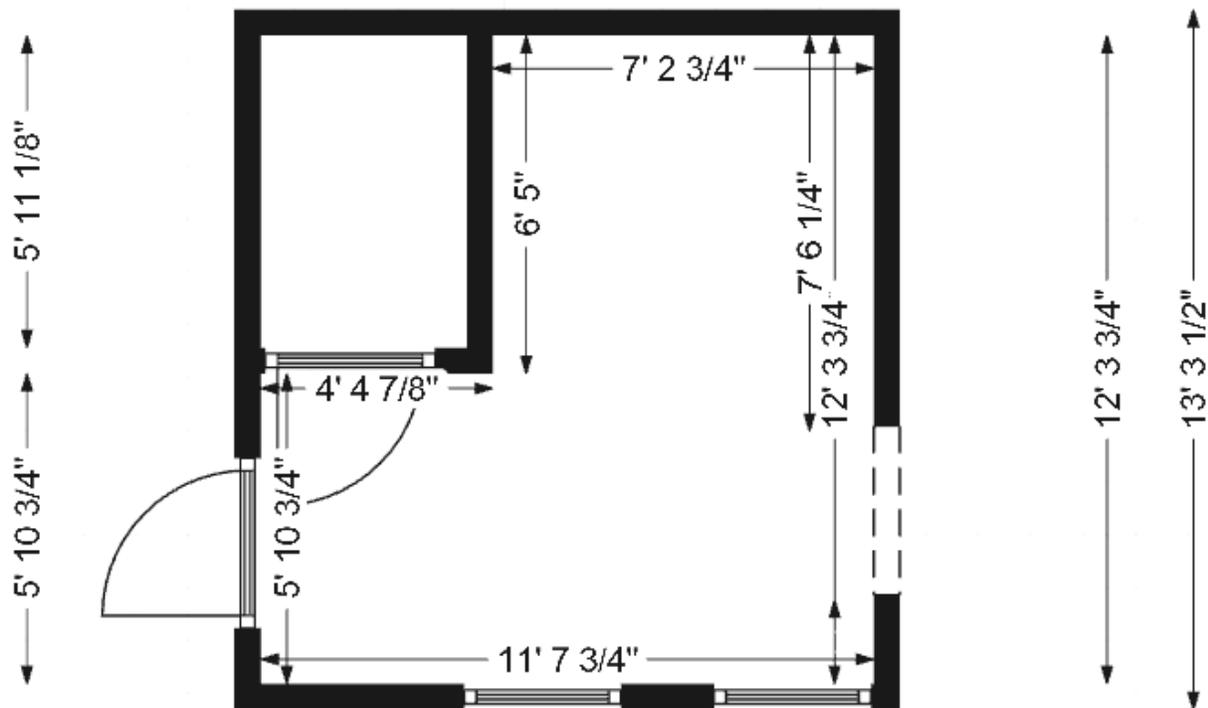




Visualize the Space You Have to Get the Space You Want

We all get stuck in a rut sometimes. After looking at your room with the sofa there and a coffee table here for years, you may not be able to see past your current layout. There are a few tricks to break the cycle and get your creative juices flowing:

- ① **Stand in the middle of your room and take pictures** doing a quarter turn between each shot until you're back where you started. Next stand in each corner and/or doorway and take a photo toward the opposite wall. Then, do **NOTHING!** Let the pictures sit on your camera or phone and after a few days have passed pull up the photos and scroll through them. Zoom in and out and **note what your eye is drawn to and what you aren't loving.** You'll be surprised how much information you'll gather!
- ② Graph paper and a tape measure are your friends. **Draw out the room using the graph paper to create a "to-scale" drawing.** In other words, you may decide that one square equals a foot. Be sure to include any openings for doorways and note windows, fireplaces, radiators and other architectural elements. Next, measure your furniture pieces, sketch them (rectangles are fine!) on another sheet and cut them out. **Use these pieces on your floor plan to reimagine the placement--no heavy lifting required!** This can be a fun exercise to get the whole family involved in. Think of it as a puzzle to solve!



New house? Congratulations! An empty room can be just as, if not more, overwhelming to tackle. Here are my best tips to get you started:

- ① Before you do anything else, **walk through the space and look at where you have outlets, radiators or registers, and windows.** This can help you decide where, say, a lamp needs to be or if there is a spot where you can't put something. Then **identify the features you'd like to celebrate.** Maybe you have a beautiful window with a view of your lush new yard or a grand fireplace you'll be using all winter long. Be sure to focus seating arrangements around these features.
- ② If you're like most new homeowners you have some painter's tape handy. Grab a roll and use it to **tape out the rough size and shape of your anchor furniture pieces** (bed, sofa, rug, dining table, etc.). This will help you feel how much space you'll have to walk around something and note if pieces are too big or small for the room. Not in love with where you thought it was going to go? Just peel up the tape and start again!



Rug Rules and Other Standard Measurements to Know

There are some design rules when it comes to laying out a room. I'm not usually one for following every rule to a T, but these are quite helpful when you're new to the floorplan game.

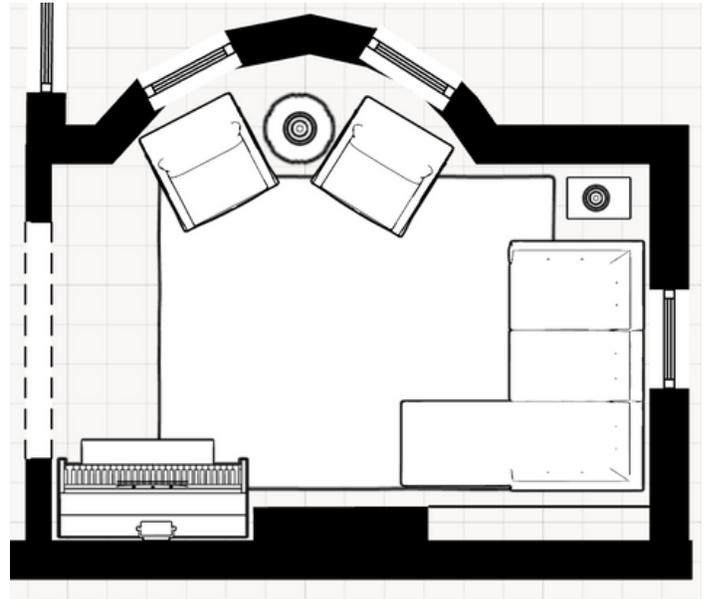
Area rugs should always “unite” the furniture in the arrangement. In a *living room*, you'll want at least the front legs of your sofa and chairs to be on the rug and your coffee table to sit squarely on it. In a *bedroom*, the rug should be under the bed coming up to the nightstands and extending a few feet from the bottom. In a *dining room* you really want to be sure that when you pull chairs out from the table they all remain on the rug. This helps prevent chair tipping and trip hazards.

Leave enough space to comfortably walk around. Consider the standard doorway (at least 30 inches). This a good benchmark when thinking about major paths through a room. 18-24 inches between two pieces of furniture can work, and is sometimes even ideal. For instance, 18 inches is appropriate between a sofa and coffee table.

Reserve 24 inches per person at a dining table. This will comfortably work for most side chairs giving enough room for the chair and some elbow room. If you're considering arm chairs then you'll need to allow some additional space.

Keep proportion in mind. You wouldn't use a coffee table as an end table, would you? Be sure that the sizes of the pieces you select make sense together. For instance, a large u-shaped sectional may work better with a 24 inch side table, while a love seat is better suited to a 12 inch option.

Design → *Plan*



Creative Solutions to Tricky Problem Areas

Almost everyone has that one space in their home that they just can't quite figure out. Maybe you have low ceilings, a support post, or dormers to deal with. Here are some of my favorite, tried and tested solutions.

Dormers

They're a creative way to add more usable space on a second floor on a home with a pitched roof, but they do often create odd ceiling lines that make furniture placement tricky. Try using those low-ceilinging spots to your advantage. I love to tuck in a bookcase, a reading chair, or pretty houseplant in these spots.

Low Window Sills

Try a media console instead of a sideboard to fit in extra storage without obstructing your view. If you have a sofa or bed in the space, don't be afraid to put it in front of a window. Just try to avoid doing this on street facing windows as this will look odd from the outside looking in.

Too Many Doors

If you have a room of doors, then try floating your furniture arrangement in the center of the room. Furniture pulled away from walls can actually make a space feel bigger so embrace it!

No Entryway Storage

If you're lacking storage space in your entryway or don't have any entryway, then pair up a dresser and a few wall hooks somewhere near your door. This gives you ample storage without you having to look at a messy pile of coats, backpacks, shoes, and scarves.

Radiators

Radiators can be a pain to work around, but radiator covers might be the solution. You can purchase pre-made ones or have them made by a local carpenter and the new shelf you create is a great spot to stash books, heat-loving houseplants, or pretty decor.

Hi there!

So what did you think of my tips? Have you tried any of these before?

I hope you found a few helpful tidbits to guide you in your space planning endeavors.

It can be tricky to figure out the best way to maximize your space, but with a few tips, some creativity, and little know-how every room can be an ace.

If you've tried all the tricks and you're still stuck then let's chat!



Contact Me!

