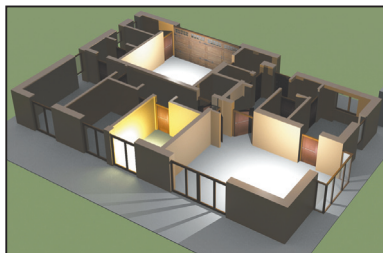


TsT Home Improvement Services

Tip of the Month By Tom S. Truesdale

Floor Plan Changes

Floor plan changes can be applied to almost any interior renovations. The winter season is a great time to complete projects on the inside of your home. This month I will provide some general thoughts regarding floor plan changes that can be applied to most bathroom, kitchen, basement and garage renovations.



1. Relocation of a wall can be simple or complicated depending on the situation but can provide a great solution to square footage needs by combining 2 rooms into one:

- Evaluate if the wall is load bearing.
- If a load bearing wall, a beam will need to be installed to carry the load.
- Determine the size of the opening desired between the adjacent rooms.
- Example: Opening up a wall between a kitchen and a dining room can provide an open concept that makes the existing space much more efficient.

2. Adding a wall / doorway to an open bonus room can create an additional bedroom:

- The bedroom must have an exterior window.
- If in a basement, egress codes must be met.

3. Opening a wall in a bathroom into an adjacent closet or bedroom can capture space creating a larger bathroom:

- Tub, sink and toilet relocation is generally necessary to make this

strategy successful.

- A master bath can be created by installing a connection between rooms.

4. Enclosing a garage door can create additional living space. Many things must be considered in a garage repurpose project:

- Exterior finish
- HVAC
- Electrical

Floor plan changes can be a great way to solve existing space problems and make the square footage of your home more efficient. The examples above are greatly simplified for the sake of this brief article; time should be taken planning and evaluating existing conditions and scope of work before beginning construction. Designing with consideration of all the options and costs is key before beginning construction to achieve a successful project. As always, consult with a local qualified construction professional before starting your project. Have a great holiday season and I hope this month's tips are helpful, please do not hesitate to call if you have any questions.

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