



From Guest Room to Guest Suite

We see it every day...

Many of our clients are designing their new home or an addition to their existing home with an area that is to be a guest living space for both short or long term visitors.

Building Success 101

Q: What is "zoned" heating and cooling?

A: As a way to lower energy costs and enable more comfortable and healthier indoor living spaces, builders separate areas of a home into smaller zones rather than one big space to heat and cool. In this scheme, smaller, more efficient heating and cooling equipment (furnaces, air conditioners, etc.) are responsible for smaller zones within the house; the warm or cool air generated by the equipment is distributed through metal ducts (or chases) only to its designated zone, thus reducing energy use and enabling more control over temperature and comfort in different areas of the house.

The boom of bounce-back children, in-laws living full or part time with you, and out-of-town guests has created a generation of visitors who are more likely to stay longer and require ample space in the home for a comfortable visit. As a result, guest suites - complete with a full bath and other amenities - are moving into the mainstream of new-home design.

The latest (and greatest) version of the guest bedroom is a private suite, complete with a separate bathroom, away from the family's bedrooms and in close proximity to public spaces, such as the kitchen. Many are accessed by a vestibule or short hallway to create privacy. Private courtyards or balconies, or at least exclusive access to a pool or outdoor eating area, are fast becoming expected (and appreciated) features, as well.

In addition, the guest suite may also have its own heating and cooling system, or at least a branch of the home's main system controlled by guests on a separate thermostat. This provides maximum personal comfort without affecting the rest of the house.

In some cases, guest suites offer separate, private entrances. For guests or an adult-child living at home, a separate entry allows them to come and go without disturbing the rest of the family in the main living areas. Concealed from view and located on a side or rear elevation to maintain security, private entrances are a convenient perk for guests, live-in caretakers, or family members occupying the suite.

Today's guest suites can be designed to rival the master suite in luxurious finishes, if not in square footage. For many of our clients, a regular flow of short-term guests is commonplace year-round. Homebuyers in need of dedicate guest quarters appreciate the accommodation of space, comfort, and privacy afforded by guest suites in today's upscale new homes.

If you have a need for this type of living space call us to discuss how it can be accomplished whether with a new home or an addition to your existing home.

Warm regards,

If your HVAC is old and you are thinking of replacing the system consider installing zones for different areas.

Richard

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