

Your floor plan isn't finished until it's furnished



“Furnishing your floor plan is like turning on the lights in your new home and illuminating what works and what doesn’t, while you can still fix it with a mouse instead of a sledgehammer.”

Moneca Kaiser
Founder of HomEcology™

[Resolve my floor plan](#)

Why it matters

The practical realities of architecture, building science, and construction make great houses and are the Yang of homemaking. The equally essential, yet too often overlooked, Yin elements—meaning, values, aspirations, relationships, and what you hope to cultivate—are what transform a house into your home.

A floor plan can show rooms, walls, and measurements. It does not show the whole story of living there until you begin to imagine your routines, the people who share them, and the furnishings that make them possible. Until your floor plan is fully furnished, you are evaluating an empty shell rather than the life that must actually fit inside it. Room dimensions alone tell you little about how a space truly works.

Adding furniture is like turning on the lights. Suddenly, you can see whether the rooms can actually accommodate the furnishings your life requires: whether there is room to pull out a dining chair without blocking a passage, walk comfortably around the kitchen island and have someone working alongside you, place a bedside table beside the bed, gather everyone around the fire, or find a sensible place for the television. You begin to see where circulation conflicts with furniture, where doors and windows leave too little usable wall space, where different activities compete for the same space, and where rooms are either too small—or larger than they need to be.

And don't stop at furniture. Bring your floor plan to life with the things and activities that are part of yours. Is there enough wall space for the art you want to display? A place to roll out a yoga mat while your family watches TV? A spot for the dog bed, the piano, your craft baskets and whatever else makes your home yours?

By fully furnishing your floor plan before you sign off on it, you will have a much better understanding of how it will work in real life. It will also be much easier for others to understand, because they can see at a glance how the home is intended to work.

This guide is intended for the stage when you already have a developed floor plan in front of you, but before you sign off on it or begin construction. The plan needs to be far enough along to furnish realistically—yet still early enough to change easily.

This guide will show you how to fully furnish your floor plan accurately and realistically—and help you discover whether it is truly ready to build.

Tools

You do not need sophisticated architectural software—or a computer at all. Use whatever makes it easiest for you to experiment, as long as it is to scale.

Digital options

- **Napkin Plan** — a free program that lets you upload your floor plan and add furniture to scale.
- **Google Earth** — a free tool for exploring orientation, views and site context

Or go old school

- Use an architectural furniture template on a floor plan printed at a known scale.
- Try the peel-and-stick Home Quick Planner, if you can find one.
- Or use printable furniture cutouts, which you cut out yourself.
- Movable pieces are particularly useful because you can try different arrangements without redrawing the room.



1. Harmonize your home with its site

Being in harmony with your site's orientation can make a house truly wonderful. Ideally, the rooms where you spend the most time receive the best natural light and views and connect easily to the outdoors. There is no substitute for natural light. We want it flooding the spaces where we live, rather than trapped in a bedroom where we mostly sleep. Sunlight can lift our mood, entice us outdoors, and make our home feel more spacious.

Open **Google Earth** and locate your property.

- ☐ Mark north and the sun's general path from east to west.
- ☐ Mark your best views and anything you would rather screen.

Before you begin furnishing, take a moment to see how your home sits on its site. Are you happy with which rooms and spaces enjoy the best sun, views, privacy, and connections to the outdoors?



If you are, move forward with furnishing. If not, this is an opportunity to revisit the design—even if that means doing something a little unconventional, like putting the bedrooms at the front of the house or the great room, kitchen, and dining area upstairs.

2. It's time to play house

Einstein said imagination is more important than knowledge. So let's play house—just as we did when we were little and a corner of the living room could become an entire house.

Playing house isn't a whimsical detour; it invites the Yin of homemaking back into the design process.

To explore this more deeply and co-create your ideal Harmonious Home™, visit mkdb.ca.



Imagine a meaningful moment in your future home. Perhaps it is morning coffee, everyone gathering for dinner, reading quietly before bed, working on a creative project, or welcoming family and friends for a celebration.

Picture the scene fully. Where are you? Who is with you? What are you doing? What furniture surrounds you? What can you see from where you are? What do you hear or smell? Is the space sunny or shaded, lively or quiet, private or connected to the rest of the home?

Now imagine several different moments and notice where they seem to belong in the house and what each one needs in order to feel natural, comfortable and enjoyable.

The aim is to move beyond thinking about rooms and begin thinking about life.

3. Start with one room: the bedroom

Before furnishing the whole house, start with one room. The bedroom is a good test because it looks simple on plan, yet quickly reveals whether it really works.

Too often, a bed and two nightstands are dropped into a bedroom and the room is considered furnished. But that tells you very little. Start with the bed itself. Make sure it is the exact size you actually want—not a generic bed symbol. Use the bed's full frame dimensions, including the headboard, rather than the mattress dimensions alone.

What else would you like to be able to do in your bedroom—and what would make it possible?

Perhaps bedside tables and lamps; a reading chair or small seating area; a desk or dressing table; a dresser, highboy, wardrobe or armoire; a full-length mirror; a bench or blanket chest; bookshelves; additional storage; plants, artwork or treasured objects; a television; a pet bed; yoga or exercise space; or even room for a bassinet or child's bed.

- ☐ Now place everything you genuinely want on the plan at its true size and see what happens.
- ☐ Can you move comfortably around the bed, and is there enough room to make it?
- ☐ Can drawers, wardrobes and closet doors open fully?
- ☐ Is the route to the bathroom and the rest of the house natural?
- ☐ Does the room feel private and sufficiently protected from noisy areas?
- ☐ Do the windows and doors still feel well placed once the room is furnished?
- ☐ Is there enough closet and storage space?
- ☐ Does the room still feel composed and easy to move through once everything is in place?

The question is not simply: Does it fit?

It is: Does it work—and do I love it?



4. Now furnish for real life

Use the same approach throughout the rest of your home: first imagine how you want to use each room, then add what that experience requires.

Wherever possible, use the true dimensions of furniture you already own. If you plan to buy new pieces, use realistic dimensions rather than generic, often undersized, symbols.

Furnishing means more than furniture. Include anything that needs real space: artwork, collections, plants, musical instruments, family heirlooms, pet beds, exercise equipment, craft materials, and anything else that shapes how you live.

- Place everything to scale where you think it belongs.
- Try different arrangements rather than settling on the first one.
- Notice what each arrangement reveals about how well the room works.
- Think ahead: could the room adapt if life changed for a while—if guests stayed for three months, you temporarily couldn't use the stairs, or suddenly needed to work from home?



5. Make the invisible visible

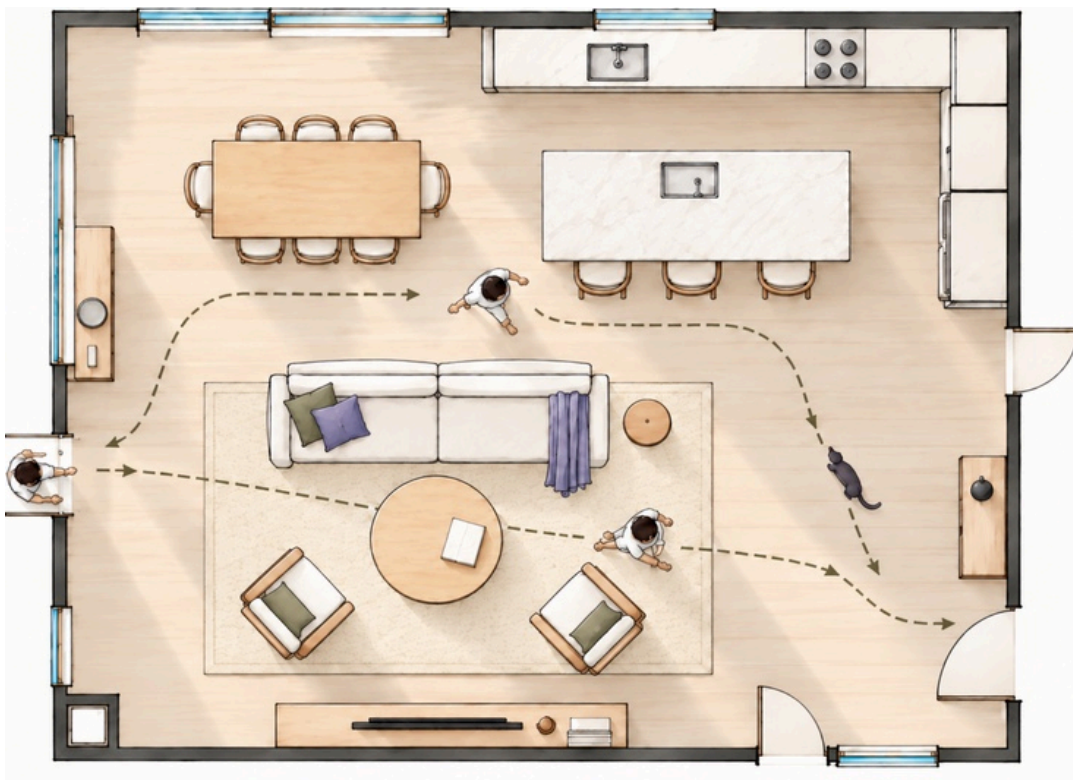
Now that your furniture is in place, see whether your traffic patterns create ease—or friction.

Circulation is the space a home devotes to movement rather than occupation. Some of it is obvious—hallways, stairs and landings—but some is hidden inside rooms as the paths people repeatedly take to get somewhere else.

A room that looks generous on plan may become surprisingly small once these invisible routes are revealed. Open-concept plans can hide this particularly well.

People naturally take the shortest practical path. If circulation is not considered carefully, it can cut through seating areas, interrupt furniture arrangements and reduce usable wall space. A living room with the route to the kitchen running through its seating area may look generous on plan but function as something much smaller.

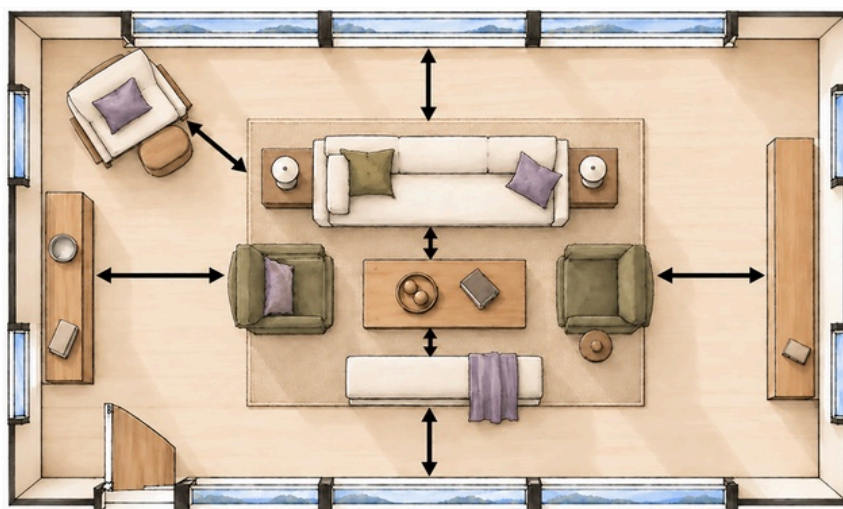
- Take a contrasting coloured pen and trace the routes you are likely to walk every day.
- Use a highlighter to reveal the implied corridors that open-concept plans often leave invisible.
- Notice whether those routes cut through places intended for sitting, sleeping, eating or working.



6. Furniture has to work, not merely fit

It isn't enough for furniture simply to fit. Now that your traffic patterns are clear, test what happens when people actually use it. Where useful, show working clearances with dotted lines on your plan. Many clearances can be judged intuitively, but a reference guide can help when you are unsure.

- Can you pull dining chairs out and still pass behind them?
- Can you expand the table when guests come?
- Can you enjoy the best views comfortably from where you actually sit?
- Can you open drawers, wardrobes, doors and appliances fully without creating conflicts?
- Can two people work comfortably in the kitchen—even with the dishwasher or oven open?
- Can you move comfortably through each room while everything is actually in use?
- While you're at it, check the working clearances around fixed elements such as kitchen cabinetry, islands and bathroom fixtures.



7. Where will everything live?

For our homes to feel calm and supportive, everything needs a place. This is a good time to reflect on how you live now. What is overflowing? What are you genuinely willing to cull? What needs to come with you?

Think beyond everyday clothing and kitchenware to the things that are easy to forget on a floor plan: seasonal clothing and linens, luggage, sporting equipment, toys, hobbies, tools, bulk supplies, keepsakes, Christmas ornaments, cleaning supplies and the belongings you use only occasionally.

- ☐ Is there enough storage?
- ☐ Is it where you actually need it?
- ☐ Is it easy to access?

Storage that is not deliberately resolved on the plan does not disappear—it simply migrates into garages, spare rooms and other spaces you intended to use differently.



8. Step back and look at the whole

You have furnished the rooms, traced movement, tested clearances and considered storage. Now look at the home as a whole and ask:

- ☐ Does each room genuinely support the way you intend to live?
- ☐ Do public and private, quiet and active spaces relate well to one another?
- ☐ Are the best light, views and outdoor connections being used well?
- ☐ Is any space awkward, oversized, undersized or difficult to furnish?
- ☐ Could anything be simplified, reduced or improved?
- ☐ Taken as a whole, does the home feel coherent and right for you?

If a room—or the relationship between rooms—still feels unresolved, pay attention. The furniture may not be the problem; the architecture may be telling you something.

If the home cannot be comfortably furnished, the floor plan is not yet resolved.



9. What did your imagination reveal?

Look at your plan with fresh eyes. What can you see now that you couldn't see before?

- ☐ What works beautifully?
- ☐ What surprised you?
- ☐ What needs another look?
- ☐ Did you uncover an opportunity you hadn't noticed before?

Mark anything important directly on your plan while it is fresh in your mind.

10. Does this floor plan truly support the life you want to live?

If the answer is yes, congratulations, we hope you can move forward with greater confidence toward construction.

If something still doesn't feel right—even if you can't quite put your finger on why—trust that too. This is your golden opportunity to resolve it while changes can still be made with a mouse instead of a sledgehammer.



Do you wish you had a friend fluent in floor plans to help you be sure?

You've invested a lot in your custom-home plans. Before investing so much more to build your home, let us help you uncover its full potential to uplift your life.

Drawing on 30 years of residential design-build renovation experience, we begin with your Homecoming Questionnaire™ to understand your deeper vision, values and aspirations. Then we help align your floor plan with them.

Our destination is a Harmonious Home™: one that brings place, space and purpose into alignment with the people who live there—reducing daily friction, cultivating ease and beauty, and creating a home that truly supports the life you want to live as it unfolds.

Resolved Floor Plan™ reviews your home as a complete system—what is working, what needs resolution, and what opportunities may have been missed—before you commit the far greater resources required to build it.

The practical solutions we uncover may also reveal opportunities to reduce construction costs. More importantly, you'll have the peace of mind that comes from knowing you've explored your home's full potential—and can build or return to the drawing board with clarity and confidence.

I Would Be Honored to See You Home

I wish more for you than just a home you love;
I want you to have a home that loves you
back. A home that might awaken in us the
aspiration for a Harmonious Home™ for All.

Together, let's build a better world, one
Harmonious Home™ at a time.

Moneca Kaiser
Home Maker



Resolved Floor Plan™

Expert floor plan review & resolution · From US\$3,000 · Delivery in 28 days · Worldwide