



LOCATION, LOCATION, LOCATION

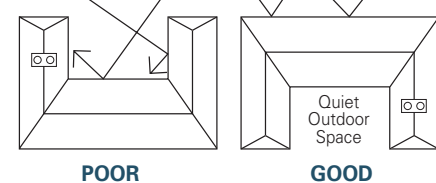
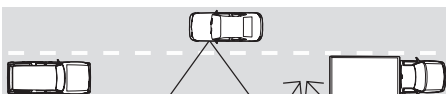
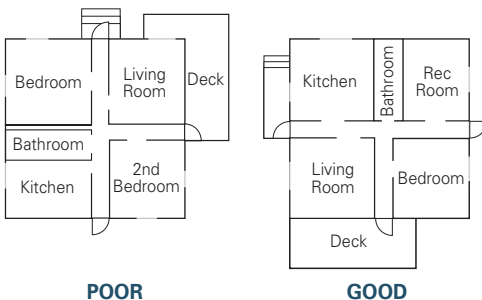
Choosing a suitable living situation

Location should be one of the first considerations for potential homeowners or renters. Would a house near a school full of lively children be suited for a work-at-home business person? Would a young family want to live next to a nightclub?

A certain degree of noise is inevitable. The question is which sounds can you live with. It is important to carefully think about all aspects of an area before settling down:

- Is it zoned mixed land use or residential? Do you prefer an urban or more rural lifestyle?
- When are you most likely to need peace and quiet? Consider time of day (morning vs. evening), day of the week (weekend vs. weekday) and season (what is it like when it is hot outside and windows must be opened or if it is cold and the furnace/heat is turned on).
- Ask neighbours about the area and/or building.
- Check if there are any plans to upgrade a road, change local traffic patterns or to build a major project such as a mall, big-box store, office building or school in the neighbourhood.

If you have found a suitable location, yet you still want to reduce noise, look at the exterior and interior design. The following sections will give you some noise reduction tips and techniques.



Using floorplans and building configurations to reduce traffic noise on busier streets.

Interior layout

The layout and design of your home can help reduce noise. Factors to consider include:

- Buildings of concrete construction generally provide good sound insulation between adjacent units, particularly when the floors are carpeted.
- The floor plan should locate:
 - noise-sensitive rooms (bedrooms, living rooms, dens) away from noise sources
 - noise-buffer spaces such as garages, entryways, hallways, storage and kitchen areas near noise sources.

Windows overlooking the street, front-facing porches, and houses set close to the roadway are successful elements of a lively community. Although, these designs aim to create housing that blends more with the street, they may not be suitable for all areas of the city. Where noise is a concern, interior noise levels can be further reduced by:

- setting the home as far back from the road as possible (keep in mind this leaves less backyard space),
- locating doors, decks and patios in the back or the side of the home, as far away from noise sources as possible,
- positioning large windows on the side or the rear of a home as they tend to increase the loudness inside the home.