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TIM,
we are selecting plans for our new home. What should we consider when selecting plans?

1. PLAN THE SITING

Never underestimate the importance of building the right house for you and for your site. Many times, homeowners and builders alike select “tried and true” stock plans, believing them to be

a safe investment. However, if using those plans results in an unintentional view of the neighbor’s HVAC unit from the family room, or a kitchen that feels disconnected from the rest of the home, the money saved by using “safe” plans goes out the window—literally. If a stock plan isn’t a good fit for your site, consider a builder who has and an in-house design staff. Homeowners with the best building experiences tend to select builders with helpful and talented teams dedicated

to helping clients select or design the perfect plan for their new home.

2. PROVIDE LOTS OF NATURAL AND ARTIFICIAL LIGHT

Most people thrive on natural light, and well-placed windows will add years of enjoyment to your living areas. We tend to feel alive and uplifted when we live in a home with lots of natural light. The size and placement of the windows are key factors to consider, and, like color, these factors



are driven by the natural environment of your building lot and floor plan. Images in local design magazines can be a great source for ideas and for the size and placement of windows.

3. MAKE THE KITCHEN A FOCAL POINT

We Americans have an emotional attachment to the kitchen. The kitchen is a place for families and friends to congregate as well as a great place to entertain guests. The kitchen should

feel warm and inviting while maintaining its functional character. Kitchen location, size (a kitchen should occupy at least 15% to 20% of the first-floor living space), color, appliances, plumbing fixtures, and finishes should be at the top of your priority list. And keep in mind that good color and appealing design costs no more than bad color and unappealing design.

4. ADD IRRESISTIBLE BATHS

The layout for the master bath



needs to allow two people to use it comfortably at the same time. A whirlpool bath is no longer a priority, while a large shower has become more important. If you don't need/use a tub regularly, re-allocate the cost of the tub to the shower, increasing its size whenever possible. Make the shower the focal point of the room. If the house is in a middle- to higher-price bracket, include a frameless glass shower surround to let in plenty of natural light and offer natural views of the outside.

With proper planning and trained professional builder by your side, your next building project can be everything you ever dreamed it to be. **BG**



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