

How to Choose or Design the Best Floor Plan

Other than moving day the most exciting time in the home building process is choosing or designing your dream home. So many people have been imagining for years what they want their ideal home to look like and others prefer to page through tried and true floor plans looking for the plan that will fit their needs and lifestyle.

The first step in choosing a design is determining the size the home. Determining the final cost that one can afford and then subtract the cost of the land, installing the utilities, any site development costs and the permitting and building fees, the remaining balance will be used to build your new home. From that point one must choose the design features and square footage that are balanced with the construction budget.

The next step is where the real fun begins. Examining the social, special and future needs of family help to determine the design of the floor plan of your new home. Are your children young and needing space or grown and you are downsizing? Or perhaps your own parents are moving in with you. Is an open floor plan with a large kitchen important to your lifestyle? Or a home office? Or a three car garage and a large shop?

As important as it is in personalizing your floor plan future value must still be considered. The home chosen should be in keeping with the neighborhood. The lender will appraise the house using the plan and description of finishes and will compare this figure to comparable properties in the neighborhood. The lender will establish the percentage they are willing to lend by this value. Plans should not be so unique that it can preclude the future sale of the house.

Another important factor in choosing the floor plan is the contours and other restrictions of the site. A sloped site will require a foundation that is more expensive perhaps dictating a smaller floor plan to remain in budget. Other factors that can affect the floor plan include the location of utilities such as the well and septic field and/or the distance to power. Some subdivisions have CC&Rs that can also restrict the design or placement of the house.

Finally after choosing or developing an ideal floor plan developing this into an architectural style can be done by using different roof pitches, exterior material, window shape and style and different trims and details. Interior details, finishes and furnishings can complement the style chosen. For example two identical homes can appear to be of different styles by changing the exterior finishes and details. Stucco and a tile roof has a Mediterranean feel whereas lap siding and windows with grids make the home into more of a farmhouse.

Pacific Modern Homes currently offers 34 reversible pre-engineered floor plans that can be modified to fit individual sites, personal needs and stylistic preferences. If none of the standard plans fit your site or needs we can help you develop your own custom plans or we can get you a quote on engineered plans drawn by your architect.