



Any Plans. Any Style. Anywhere.

15 Under-Utilized Home Design Strategies

*Maximizing Your Long-Term Cost Savings
and Satisfaction*

“HOW NOT TO DESIGN YOUR HOME!”



Strategy # 1

THE NEEDS AND WANTS LIST

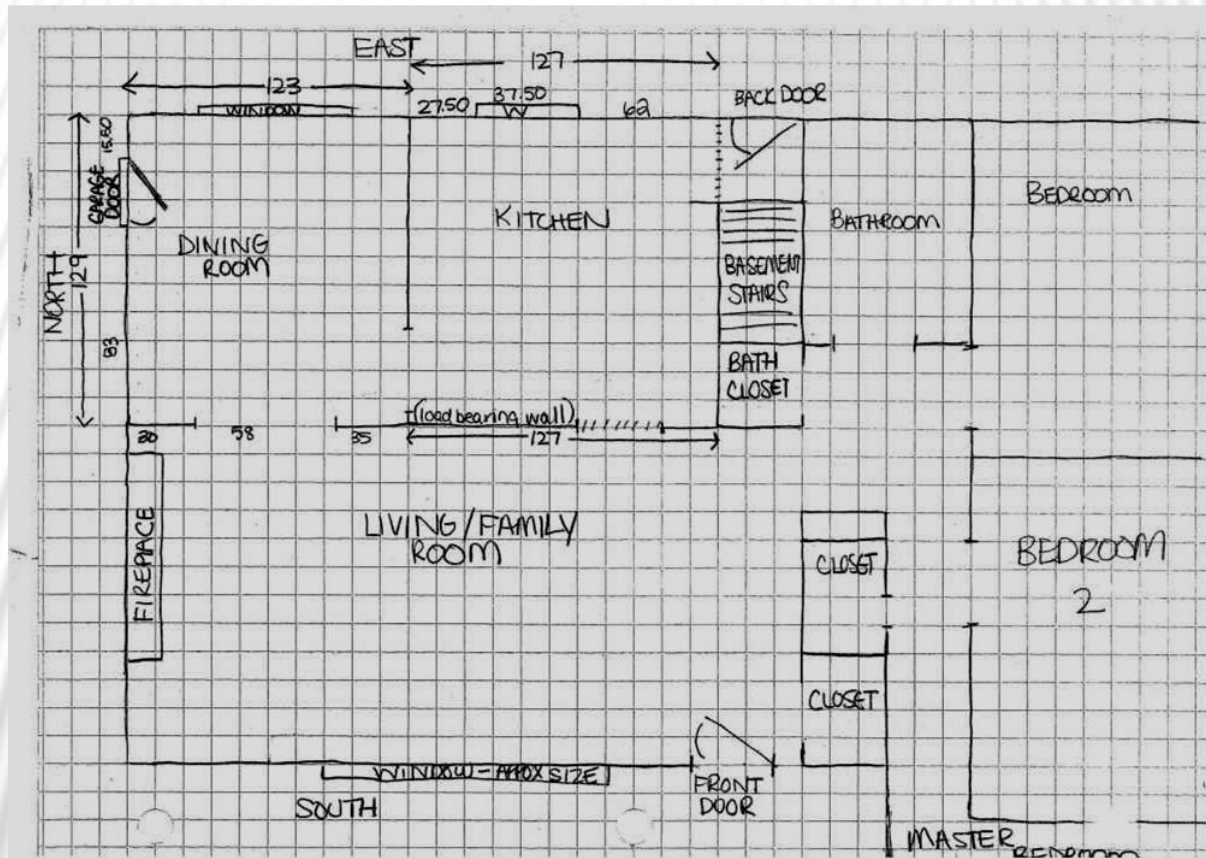
NEEDS

- Highly Functional Kitchen
- 3 Bedrooms
- 2-Car Garage

WANTS

- Kitchen to Entertain In
- 3 Bedrooms + Guest Bedroom
- 2-Car Garage with Workshop

“WHERE IT STARTS TAKING SHAPE...”



THE WALL THICKNESS PROBLEM



- ❑ Interior Walls are 4 $\frac{1}{2}$ " thick, finished.
- ❑ Exterior Walls are normally 6 $\frac{1}{2}$ " thick, finished.
- ❑ Graph paper sketches are great, but deceiving.

EXTERIOR & INTERIOR STYLES



- ❑ The sky is the limit...or your budget.
- ❑ Most floor plans can fit most architectural styles.
- ❑ Consider your surroundings – city, country or woods.

LET YOUR LIFESTYLE AND DAILY HABITS BE YOUR GUIDE.

- ❑ Evaluate your Morning and Evening Routine.
- ❑ Weekend Routine.
- ❑ Entertaining Style - Indoors or Outdoors.

DESIGNING YOUR HOUSE FOR YOUR LAND:

- ❖ Buy the Land First!
- ❖ Floor Plan can be dictated by Scenic Views.
- ❖ Garage and/or Basement Style can be determined by slopes.

HOUSE SIZE VS. LOT SIZE

General Rule: Small Lot, Smaller House.
Large Lot, Large House

Smaller houses can look good
close to the road.

Larger houses look better *farther*
from the road.

WINDOWS & DOORS:

- Do not just follow your builder's suggestions.
- Do not skimp on quality for a lower price.
- Get a warranty and keep the paperwork.

DESIGNING FOR RESALE VALUE



- Add a Basement (Future Living Space).
- Separate Master Bedroom and Bath Suite.
- Minimum 1 Full Bath per Floor.
- Half Bath for Guests on First Floor

BASEMENT WALL OPTIONS:

- Concrete Block – Least Expensive, Impractical
- Poured Concrete Walls – More Expensive, More Practical
- “Superior Walls” – Competitive Cost, Most Practical, Warranty

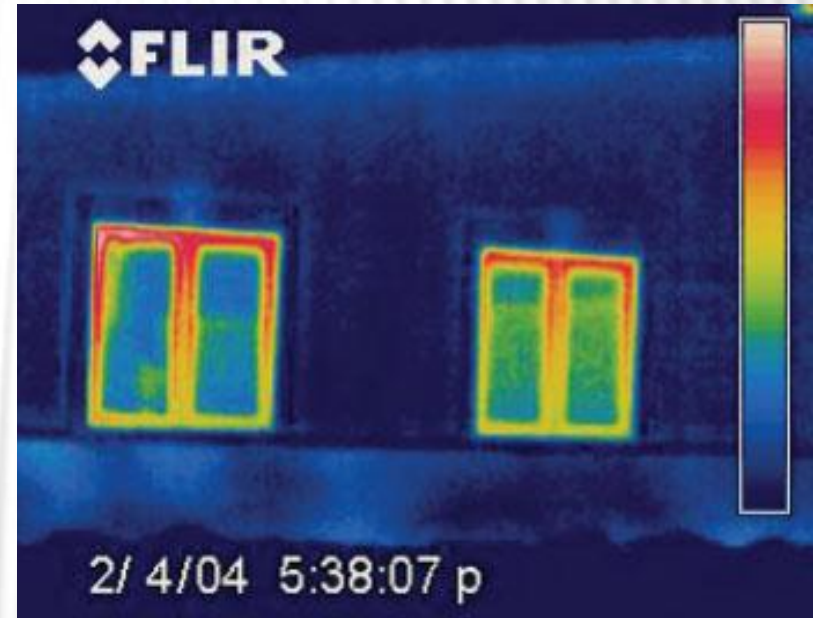
ENERGY EFFICIENCY FOR TIMBER FRAMES OR TRADITIONAL HOMES:

- SIP Walls and Roof - (Structural Insulated Panels)
- 30% to 60% More Efficient than Studs & Insulation.
- Minimal Thermal Bridging

STICK BUILT VS SIP BUILT



Infrared Stick Built Image



Infrared SIP Built Image

Outside Temp was 24 degrees on both photos.

FINDING THE RIGHT DESIGNER:



1. Find one who is a good listener.
2. Acknowledges that you are the boss.
3. Tries to make YOUR ideas work.
4. Should not be forceful with his design ideas.

FINDING THE RIGHT BUILDER:



- ✓ Similar aspects as the right designer.
- ✓ Willing to provide references.
- ✓ Willing to provide a detailed estimate.
- ✓ Personality compatibility.



**LARRY'S
HOME
DESIGNS**

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