

home design guide

september 2010



Grow Homes by Generation Homes in Jacksonville, Florida

Right-Size Floor Plans

Today's new homebuyers are searching for homes that offer them the most square footage for an affordable price. They prefer larger family rooms and kitchens, with one everyday eating area. Formal rooms that go largely unused most of the year, like living rooms and dining rooms, are on their way out. Sensible, practical and functional space is at the top of the buyer's "want" list, making the most of every square foot. Quality of space is preferred over quantity of space. New trends in home design are spaces designed to the right size for each family's needs.

Designing Smaller, Smarter Homes

- Keep the overall house shape simple; as rectangular or square as possible.
- Design your plan on graph paper.
- Design the overall length/width of a plan on even 24" spacings. This coincides with floor joist or truss spacing.
- Reduce/eliminate walls, doors or other barriers where they are unnecessary.
- Reduce/eliminate hallways.
- Eliminate seldom-used formal rooms.
- Eliminate extra eating nooks, keeping a single eating area placed in a triangle layout with the kitchen and family room.
- Secondary bedrooms may be reduced by 8-10% and they will still furnish the same way.
- Locate air conditioner/heater in the center of the floor plan to save lengths and costs of ductwork.

- Place bathrooms back-to-back to share plumbing walls.
- Furnish rooms with properly-scaled furniture so they feel comfortable.

Other Big Ideas for Small Spaces

- Raise ceilings to make rooms feel larger.
- Flood spaces with natural light with plenty of windows.
- Design outdoor living spaces to be functional.
- Take full advantage of storage opportunities wherever possible.

Do you have questions about home design or remodeling?



Contact Tony at twereimeichik@canin.com or visit his company's website at www.canin.com. Years of research in custom home design, remodeling and

home building has led Tony Weremeichik, Principal of Canin Associates' Architectural Design Studio, to be a strong advocate for home buyers and home owners to get the best design and construction value for their money. He leads clients and builders through a well-orchestrated design process that provides his clients with the utmost attention and creative design solutions.