

GETTING IT RIGHT: RIGHT-SIZING HOUSE PLANS

2012 HOUSE REVIEW THEMES

- FEBRUARY SMALL HOMES THAT LIVE LARGE
- MARCH HIGH-DENSITY HOUSING
- APRIL KITCHEN DESIGN IDEAS
- MAY OUTDOOR LIVING CONCEPTS
- JULY SINGLE-FAMILY DETACHED HOUSING
- AUGUST ANATOMY OF A BEST-SELLING PLAN
- SEPTEMBER MAXIMIZING CURB APPEAL ON A BUDGET
- OCTOBER GREEN HOMES
- NOVEMBER MASTER SUITE DESIGNS
- DECEMBER INFILL HOUSING

Professional Builder's House Review design team presents four plans that trim the fat and focus on traffic flow, flexibility, and efficiency.

By Larry W. Garnett, FAIBD, House Review Lead Designer

We continue to hear that the average square footage of homes in the U.S. is shrinking and many buyers, especially the baby boomers, are considering down-sizing. Does that mean we're finished building large homes? Certainly not. However, rather than building homes that are either too big or too small, we need to build them just the right size.

Instead of creating homes with multiple specific-use areas, such as formal dining rooms and isolated media rooms, consider the fact that many buyers are attracted to more flexible designs that include the home theater in the family room and a dining

room that doubles as a craft area or library. Instead of a dedicated study, buyers are going with a compact resource center or pocket office with a laptop computer, desk, and file drawers.

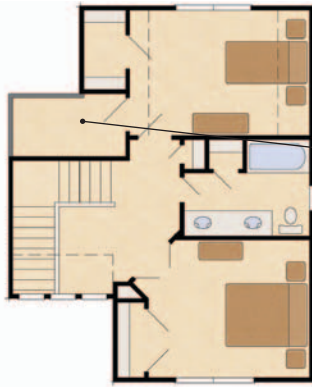
Overall, right-sizing a house requires floor plans with smarter traffic flow, flexible spaces, and overall efficiency in both material and energy use. The House Review design team presents an array of homes that range from relatively small cottages to larger, more luxurious designs. However, each has been right-sized to be very efficient and functional, while maintaining a great deal of curb appeal and interior design flair.

Read past House Review reports at www.HousingZone.com/HouseReview.

At 1,715 square feet, this home has an economical footprint with plenty of flexibility. Each area in this right-sized plan has been designed to function with a minimal amount of square footage. Equally important is the attention that has been paid to both the traffic flow throughout the home and the privacy of the master suite.



LWG-1715-CP



Flexible second floor
(two bedrooms or one
bedroom with game area)

Large storage and
mechanical area



Area above the garage
can serve as:

- Private guest quarters
- Home office
- Easily accessible
storage that could
be finished later

DESIGNER

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PLAN SIZE

First floor: 1,185 sf
Second floor: 530 sf
Optional room above garage: 340 sf

Optional guest quarters above garage

Large rear porch for outdoor
living and entertaining

Main house is an efficient
38 x 30-foot rectangle

No formal dining room (dining table
along with kitchen-island eating area)

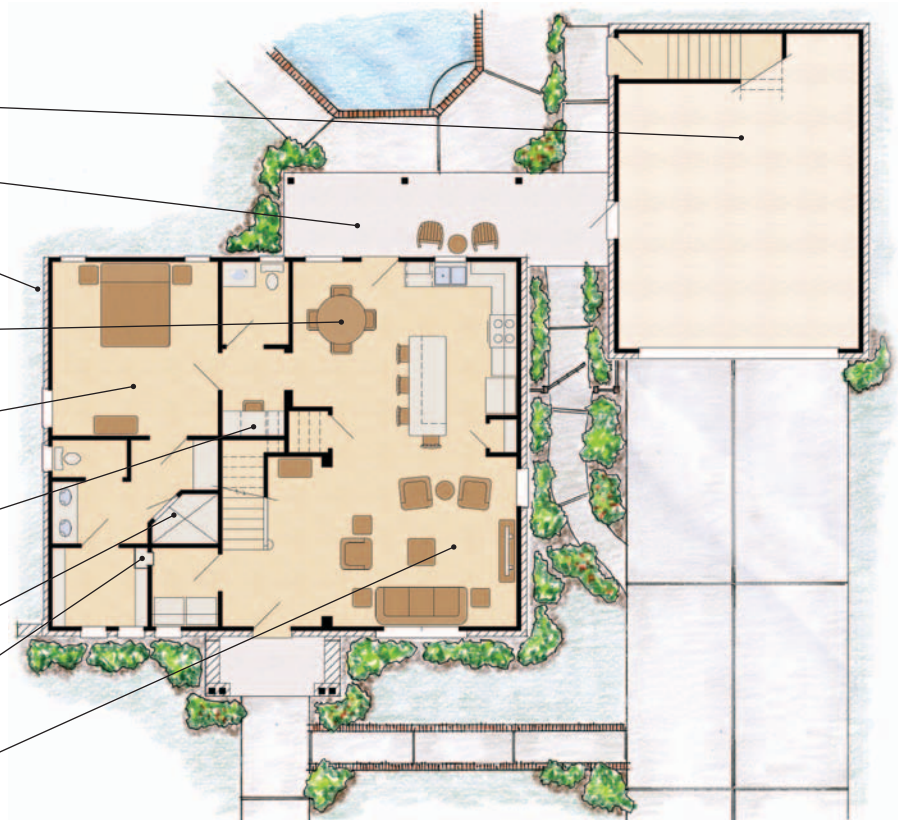
Ample-sized master bedroom
(13 feet, 4 inches x 14 feet)

Resource center with desk and
files replaces separate study
(most of us now rely on our laptops
instead of desktop computers)

Spacious shower with no tub

"Pass-thru" hamper from
master closet to laundry room

20 x 14-foot family room with
plenty of seating and view of
wide-screen TV (no fireplace)



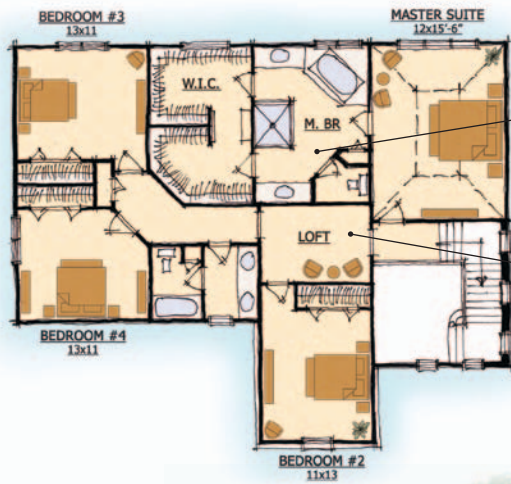
THERESA II

ARCHITECT

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PLAN SIZE

First floor: 1,371 sf
 Second floor: 1,436 sf
 Width: 54 feet
 Depth: 52 feet



Large master suite with his and her sinks and walk-in-closets

Loft seating area on the second floor



Interactive first-floor space is great for entertaining (includes kitchen, dining, and family rooms)

Flexible convenience spaces include an office off the dining room and a mudroom with an adjoining laundry room

Spacious three-car-garage

At just 2,800 square feet, the Theresa II is the perfect right-sized plan for move-up buyers or families looking to downsize into a more efficient home. With convenient amenities located throughout, such as the three-car-garage, mudroom, family office, and large master suite with walk-in closets, the Theresa II offers the same great lifestyle and conveniences found in much larger homes.

RIGHT-SIZED COTTAGE

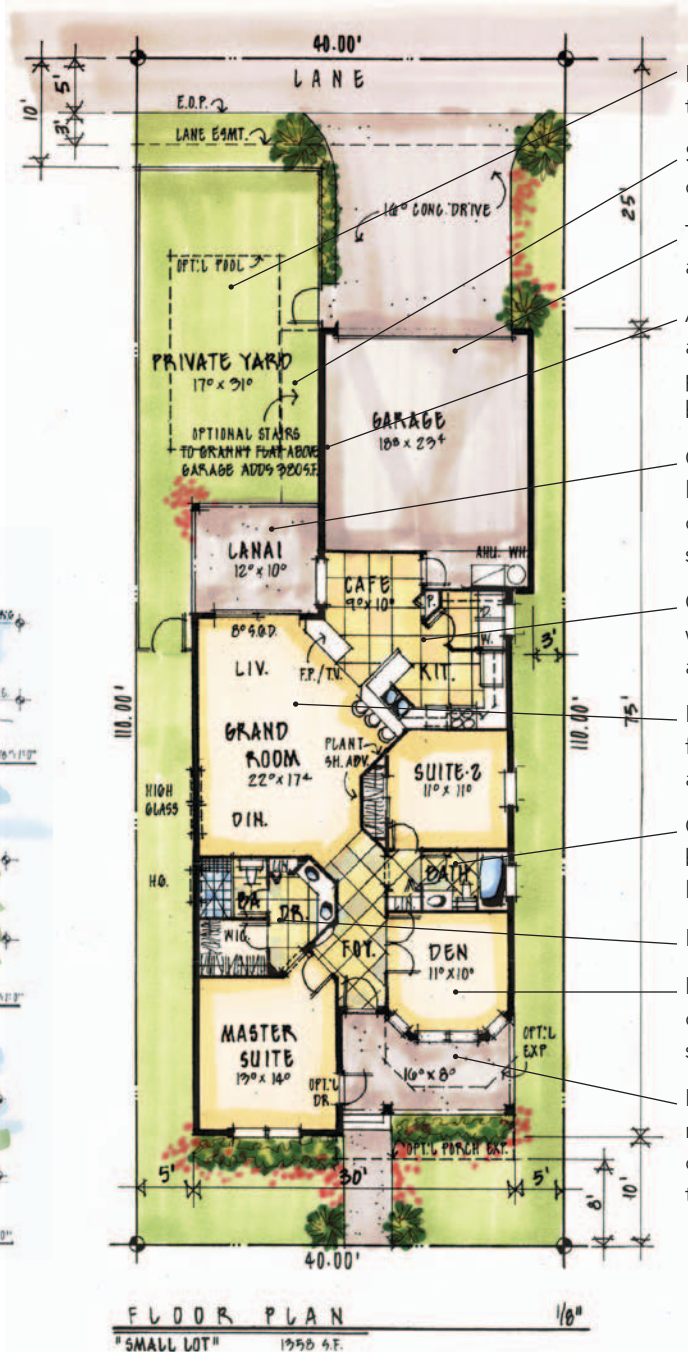
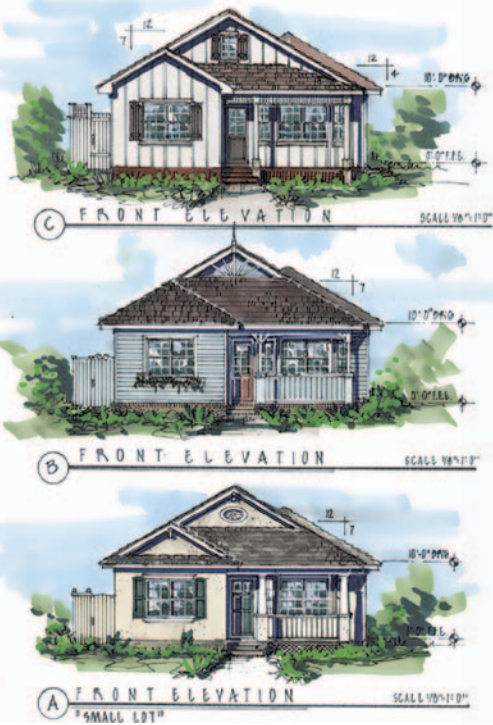
ARCHITECT

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PLAN SIZE

Total size: 1,358 sf
 Width: 30 feet
 Depth: 75 feet
 Two bedrooms, den, two bathrooms
 Lot width: 40 feet
 Lot depth: 110 feet

This lane-oriented cottage with room for a pool is perfectly right-sized for today's starter family or move-down buyer. The concept of right-sizing extends beyond the purchase price to what a family can afford to up-keep over the years. So, at 1,358 square feet, this home hits all of the hot buttons, but at a size that is manageable and maintainable.



- Room for a pool in the tight envelope
- Stair location for optional granny flat
- Two-car garage and apron parking
- Add a wall AC unit and create a covered play area/cabana by the pool
- Option to enclose lanai into sun room, creating additional square footage
- Gourmet kitchen with bar seating, cafe, and laundry room
- Large grand room with fireplace, TV above, and view of backyard
- Optional jack and jill bath with removal of linen closet
- Luxurious master bath
- Den/home office with optional expansion space
- Depending on the municipality, the porch can be extended into the front setback

THE GEMSTONE

ARCHITECT

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PLAN SIZE

House

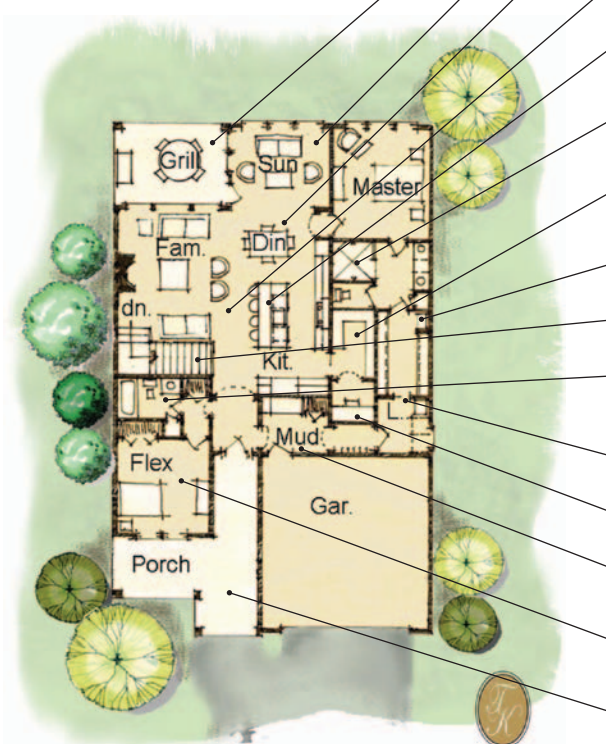
Living area: 1,575 sf
 Porches: 354 sf
 Width: 40 feet
 Depth: 62 feet

Garage

Area: 450 sf
 Width: 21 feet, 4 inches
 Depth: 22 feet



This issue we are focusing on right-sizing home designs. As an advocate for Lean design, I appreciate this timely subject. Buyers are very focused on value. Value is the driver to design and build homes that are efficient and void of waste. Multiple hallways, oversized foyers, and unnecessary rooms are a thing of the past. Lean-designed homes meet the buyers' current needs while providing forward-looking spaces that reflect the demands of changing technology. This 1,575-square-foot home is designed for the empty nester and can be built as a single home or set up for a multi-family project.



- Bringing the outside in by creating a covered rear porch
- Sunroom is a flex space that can be converted to extended dining space
- Eliminate extra dining space and have one space that is flexible enough to allow for an expanded dining table
- Eliminate wasted hallway space and provide circulation from room to room
- Large island provides a comfortable space for everyday eating. A double dishwasher provides ultimate convenience
- The master tub has been eliminated. A large garden tub is no longer a requirement. Instead, allow for a large, two-headed shower.
- The enlarged pantry allows for food storage and the ability to create an appliance garage
- Travel compartment allows for on-the-go organization of carry-ons, toiletries, and other travel necessities
- Relocating the stairs provides the opportunity to right-size the foyer
- Secondary bath utilizes a tub/shower combo to replace the tub in the master bath
- Sliding door allows access from the master closet to the laundry room, so dirty clothes go directly into a hamper or the washer
- Pocket office takes the place of a large formal study
- Right-sized mudroom accommodates a bench, small closet, and a drop zone/charging station
- Flex space is critical to empty nesters. It can act as a study, guest bedroom, hobby space, or TV room.
- Right-sized front porch — instead of being decorative, this space is large enough to allow for furniture and serves as an outdoor room.

STONE RIDGE RANCH

ARCHITECT

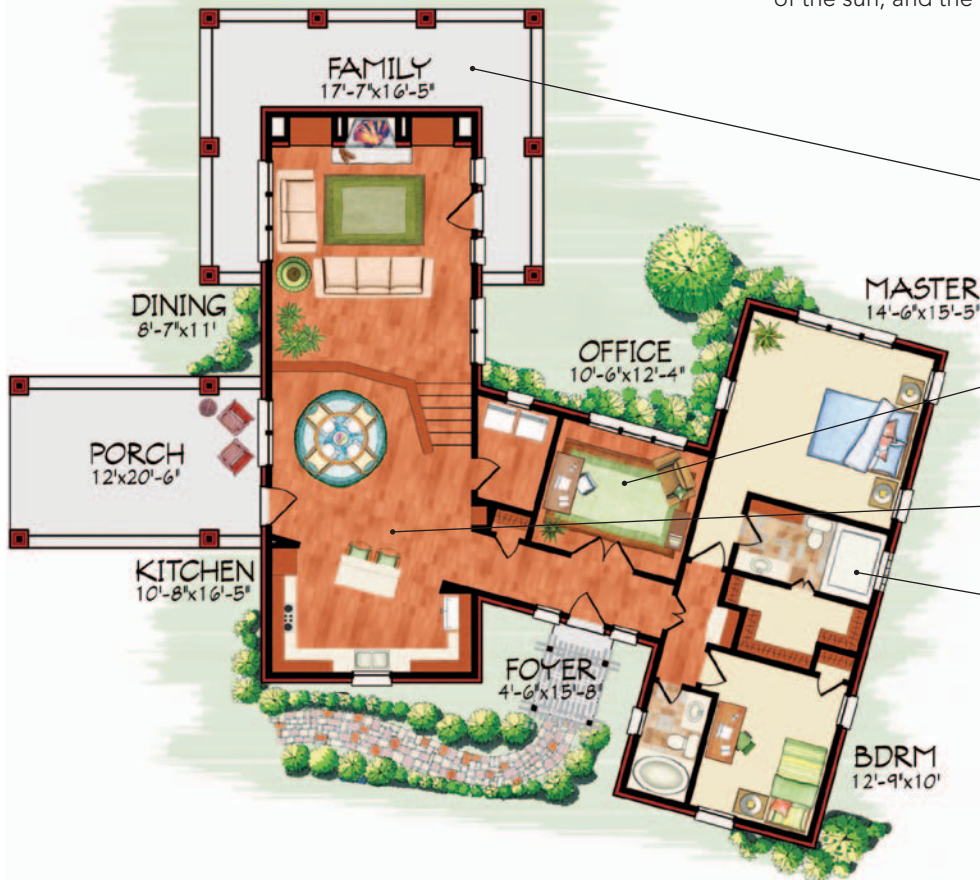
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PLAN SIZE

Living area: 1,845 sf
 Porches: 656 sf
 Width: 76 feet, 6 inches
 Depth: 68 feet, 6 inches



Located on five acres, this home's inspiration was to design spaces that are extremely efficient. The plan was to capture not only the views of the site, but also utilize the prevailing winds, direction of the sun, and the topography of the entire site.



- Wraparound porch to maximize views of the site
- Home office located off foyer for convenience
- Open-plan concept to give the plan a "great room" feel and functionality
- Roll-in shower for easy access