

NAHB Custom Home Builders Committee

Designing Your Custom Home

One of the biggest challenges custom home buyers face is how to select the right design for their new home. Creating a list that prioritizes your needs is a good starting point. The following criteria are essential when selecting a home design.

Lifestyle

Do you entertain frequently? Do you have plans to grow your family? Do you need rooms to which you can retreat for privacy? Think about the time you presently spend in rooms and why. For example, do you find your kitchen has become the family gathering place? If so, you may want to consider a hearth room as part of the kitchen.

Size

Square footage does not always equal usable space. When designing room sizes, carefully consider the seating areas and how furniture placement will affect the overall feel of the room. Do you want two separate seating areas or one larger conversation area? How will the room flow into other rooms? In many instances, volume ceilings provide spaciousness to a room that floor square footage doesn't.

Openness

The openness of a floor plan creates a special feeling in itself, especially when volume ceilings are added. When natural light is shared from room to room and dramatic views are maximized, a sense of airiness is achieved. Open plans work well with traffic flow, but also channel noise from one room to another. Therefore, you may want to allow for a private room such as a library or garden room.

Views

Consider the views from each room of the home. Important factors to consider include the location of neighboring houses, extended view corridors, special plant life, and sunlight. Recording this information will help ensure that your home's windows maximize the lot's view potential.

Planning

Planning and prioritizing are key elements when narrowing down the search for a new custom home design. Keeping these criteria in mind should help you reach your goals.

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