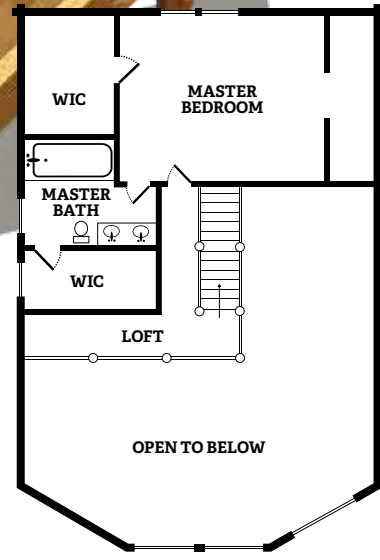


Main Level

Coventry Log homes floor plan



Upper Level

20 TIPS FOR THE PERFECT FLOOR PLAN

IN THE DESIGN PHASE, the vision of your log home finally takes shape. Your objective is to map out the contours and overall flow of the structure as it relates to your land and your lifestyle now and for years to come. Monumental undertaking? Sure. But it's also one of the best parts of the home-building process.

Fortunately, there's a process to get from visionary to homeowner, and we'll guide you through it all here in 20 easy steps.

1 Chart your lifestyle. Consider your family makeup (adults only, adults and kids, aging parents), how you live (formal or casual, hectic or relaxed) and whether you like to entertain or have special hobbies. Asking yourself these questions and answering honestly will help you create a lifestyle outline

that will tell you how you feel about your future log home, and help you figure out the basics you'll need from your floor plan. For example, a casual couple may not need a formal entry or dining room, whereas high-activity families should consider cozy, peaceful spaces to regroup within a large, open plan.

2 Visualize your home. Imagine yourself living in each room of your home. How will it look and feel? What will you see in front, behind, above and below? What sounds will you hear? The answers to these questions will give you a more complete picture of what your finished house should look, live and feel like.

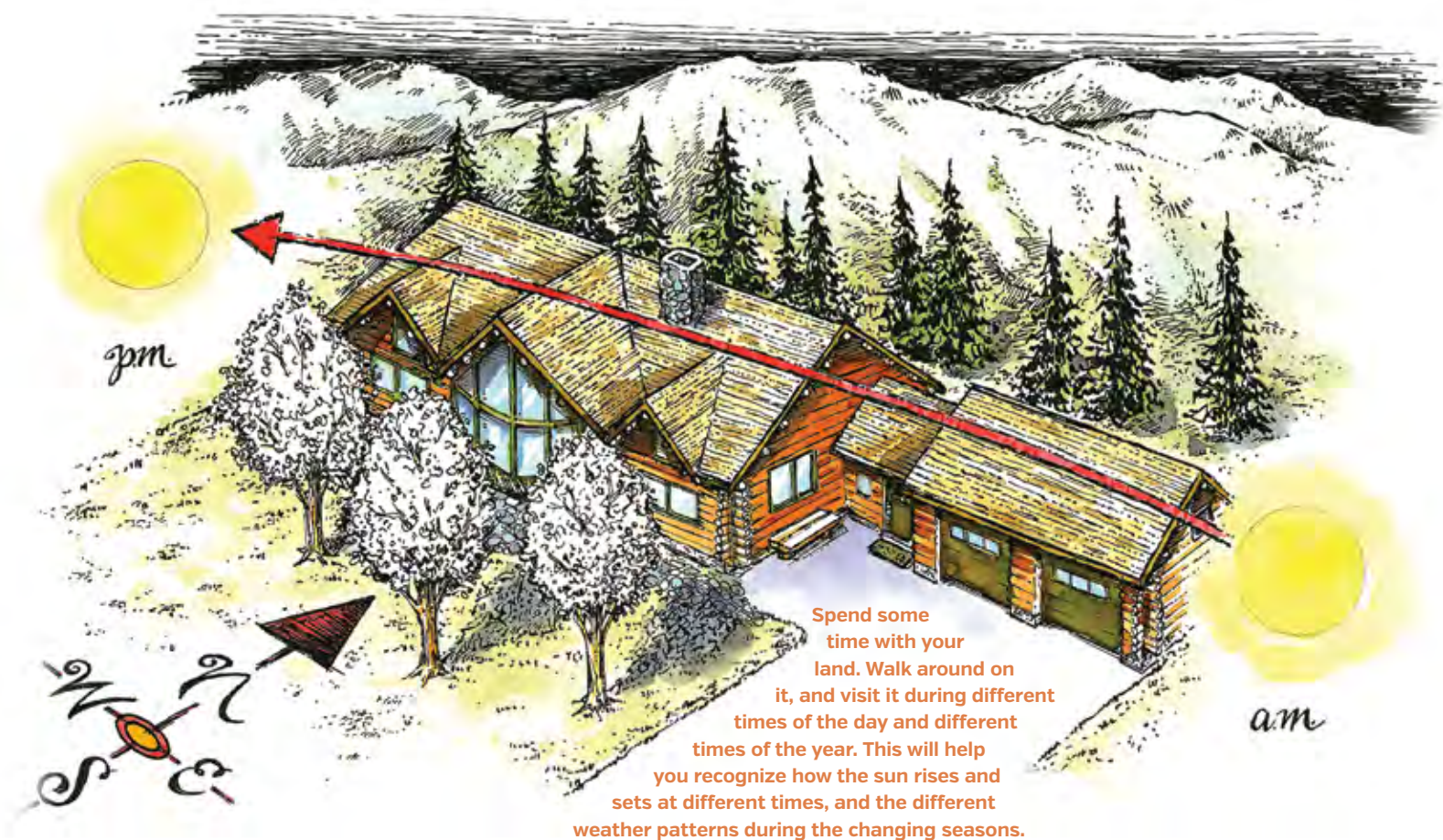
3 Choose your style. If you don't know how to articulate what style of log home you're drawn to, have no fear. Your

designer or architect will most likely ask specific questions, such as what type of environment you wish to live in, the colors and textures you're drawn to, and what kind of light qualities make you feel most at home. From there, you'll be able to decide if your home will have a more rustic feel, or clean and sleek finishes for a more modern look.

From there, the style of home you desire will have an impact on the plan itself. In a more mountain-style house with darker walls and finishes as well as possibly larger furniture, you may want to keep your plan more open and incorporate more natural light to keep the house from feeling claustrophobic. On the other hand, a traditional or transitional style home, with more room for incorporating things like drywall, lighter-hued woodwork and simpler finishes could lend itself to a smaller, brighter space.

Roger Wade photos throughout





4 Show, don't tell. Give your designer and builder a notebook of clippings (or images saved to a zip drive or website) of homes and features that catch your eye. When you're looking for inspiration, simply look for log homes and features that speak to you. Even if you don't use the exact ideas, this will give your team of design professionals an idea of what you want your home to look like and an indication of the quality you expect

5 Size things up. Bigger isn't always better. It does cost more, though. Before you waste space and money, make sure the number, type and size of rooms you choose reflect what will take place within them. To do this, think of your rooms in terms of activities: Instead of "kitchen" and "living room," think "cooking" and "family time." From here, you'll most likely

see that you can combine spaces or create multipurpose rooms that work together while saving space. Some examples of this are a family or game room; a great room, which combines space for living, dining and cooking; and a loft that doubles as a guest bedroom. This design strategy is collectively called "open planning," because it eliminates unnecessary interior walls, which also helps reduce costs.

6 Site your home right. Note the advantages and challenges of your building site, including geography, topography, vegetation, climate, sun and wind exposure, views and sounds. To do this, spend some time with your land. Walk around on it, and visit it during different times of the day and different times of the year. This will help you recognize how the sun rises and sets at different times,

and the different weather patterns during the changing seasons. You might even want to ask neighbors how they prepare for the different elements of the area, and what they find most memorable about the weather, the available daylight and the natural elements that occasionally occur. Then determine how these factors will affect each room. Also, consider how your home impacts the beauty of the site so you'll leave the land's best attributes untouched.

7 Map out a plan. Identify access points for vehicles and pedestrians, then within those boundaries, determine the shape of the house and direction it will face. Use your list of activities to position rooms. Start by breaking down your list into private and communal activities and identifying where each one



Architectural elements like window seats add charm to your home, but cost extra, so be sure to budget for them.

should take place. Then use bubbles to represent rooms and group them according to where you prefer they be positioned. Finally, square off the bubbles to create a rough floor plan, adding enough space for walls.

8 Account for extras. Architectural components are integral to your home, but they can hog space and cost money, so don't forget to figure them into your budget and your design. Some popular extra ele-

ments: window seats, large windows, massive trusses, dormers and hipped or gabled roofs.

9 Learn to compromise. If you can't afford everything you want, make cuts that work for your lifestyle, whether it's shaving off square footage, minimizing special features or reducing quality. [Be careful with lower-quality items; some things you shouldn't skimp on, like windows and doors.]

10 Talk it out. Professional advice is crucial throughout the entire home-building process, but this is your home, so make sure you discuss every suggestion thoroughly. And don't be afraid to get a second opinion if you have concerns. Also, you want to work with someone who's excited about your project and not trying to make a statement of her own or, worse, make his job easier.

Finishing Touches

At this point, you've dedicated a lot of time and energy to identifying how you want your home to look and flow. You've jotted down must-haves and nice-to-haves on a wish list. And if you've been through the first ten steps, you might even have a preliminary plan in place. But have you thought of everything? Before finalizing your floor plan, think about these last-minute tips and tweak the layout one more time with these design solutions, and watch your log home go from good to great.

11 Let the sunshine in. In four-season climates, a south-facing home will take

advantage of passive solar heat gain, reducing your winter heating bill.

12 Add window drama. Not every window in your home has to be the same size and shape. A transom over a standard-size window will give it additional height, and a round or triangular window tucked within a gable will add extra charm.

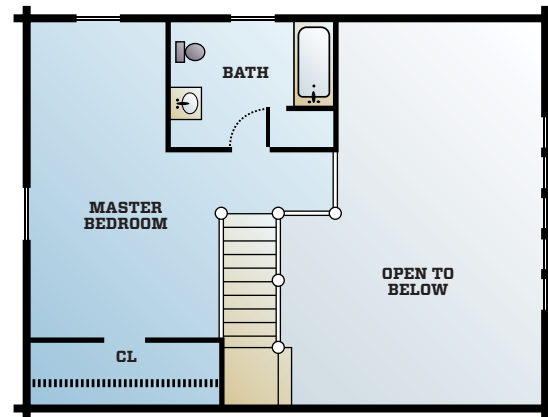
13 Enclose a porch. Sheltered exterior spaces allow you to enjoy the great outdoors even in bad weather. A simple screen will keep summer heat, bugs and rain at bay, but an enclosed sunroom will extend your enjoyment far beyond the fair-weather months.

14 Build up, not out. As a general rule, adding square footage by means of a second floor is less expensive than a sprawling single-story home that can eat away at your budget, thanks to excavation and foundation-pouring expenses.

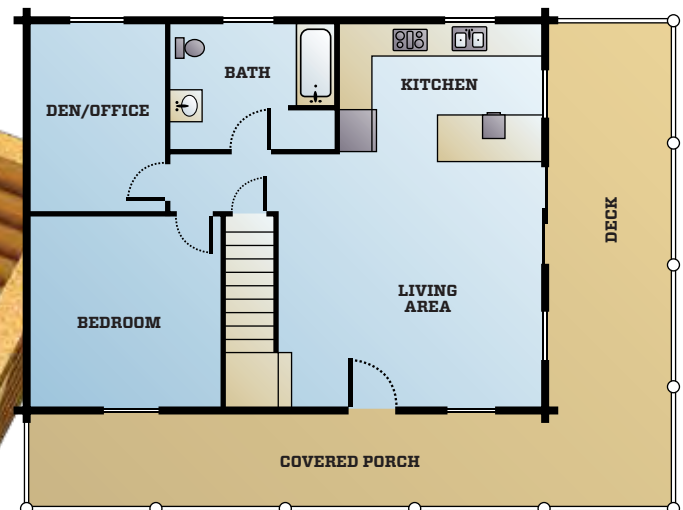
15 Keep the bedrooms cozy. A master bedroom is one of the most private spaces in your home, so you might want to consider avoiding soaring cathedral ceilings and oversized designs. Save the drama for the great room.

16 Consider Entryways. When designing the home consider where you and

This floor plan from Coventry Log Homes incorporates many smart design concepts. A second floor is less expensive than a sprawling single-story; combining the den and office is an efficient use of space; eliminating a formal dining room (which often don't get used often) in favor of a large kitchen island leaves more room for an open-concept living space.



Upper Level



Main Level



Coventry Log homes floor plan

your guests will enter. Give ample space to accommodate a coat closet and consider a door design that incorporates sidelights to dress up your entryway.

17 Consolidate dining areas. In a home with multiple dining areas, at least two-thirds of the time, most of the areas go unused. Instead of a formal dining room, breakfast nook and island bar, consolidate your eating spaces into one comfortable space.

18 Think outside, literally. Decks and covered porches can add hundreds of square feet of living space. Balconies off of bedrooms also extend square footage and enhance your home's curb appeal.

19 Don't skimp on storage. Even secondary bedrooms should have between 6 and 7 feet of closet space – not only for clothes, but also for storing items you access often. If your home doesn't have vaulted ceilings, convert the area in the rafters to attic space.

20 Plan ahead. Think about how you might use your home in a decade or two. Plan for a day when stairs become a challenge, and design a first-floor master bedroom. Or if you have a young family, plan for the teen years by devising a place where kids can have some privacy, such as an unfinished basement. Install wiring and plumbing rough-ins now so that finishing the space in the future will be a snap.

Decks and covered porches can add hundreds of square feet of living space. Adding an outdoor fireplace can make a deck usable year-round.











ASK About Our Current Specials



American
Owned
Company 

Call Our Log Home Experts 800-308-7505

-  Logs are Precut and Ready to Assemble
-  \$1 Shipping Eastern and Central Time Zones
-  Kiln Dried—Eastern White Pine or Cedar
-  Most Complete Package
-  Factory-Direct
-  Leaders in Energy Efficient Homes
-  Free Custom Designs
-  Best Overall Value



Andersen and the AW logo are registered trademarks of Andersen Corporation



Coventry Log Homes is Factory Direct

www.coventryloghomes.com

COVENTRY LOG HOMES, INC.

108 South Court Street • Woodsville, New Hampshire 03785
1-800-308-7505 | 1-603-747-8177 | info@coventryloghomes.com

