

A Field Guide to Floor Plans

**Choosing the
Right Floor Plan
for Your Lifestyle**





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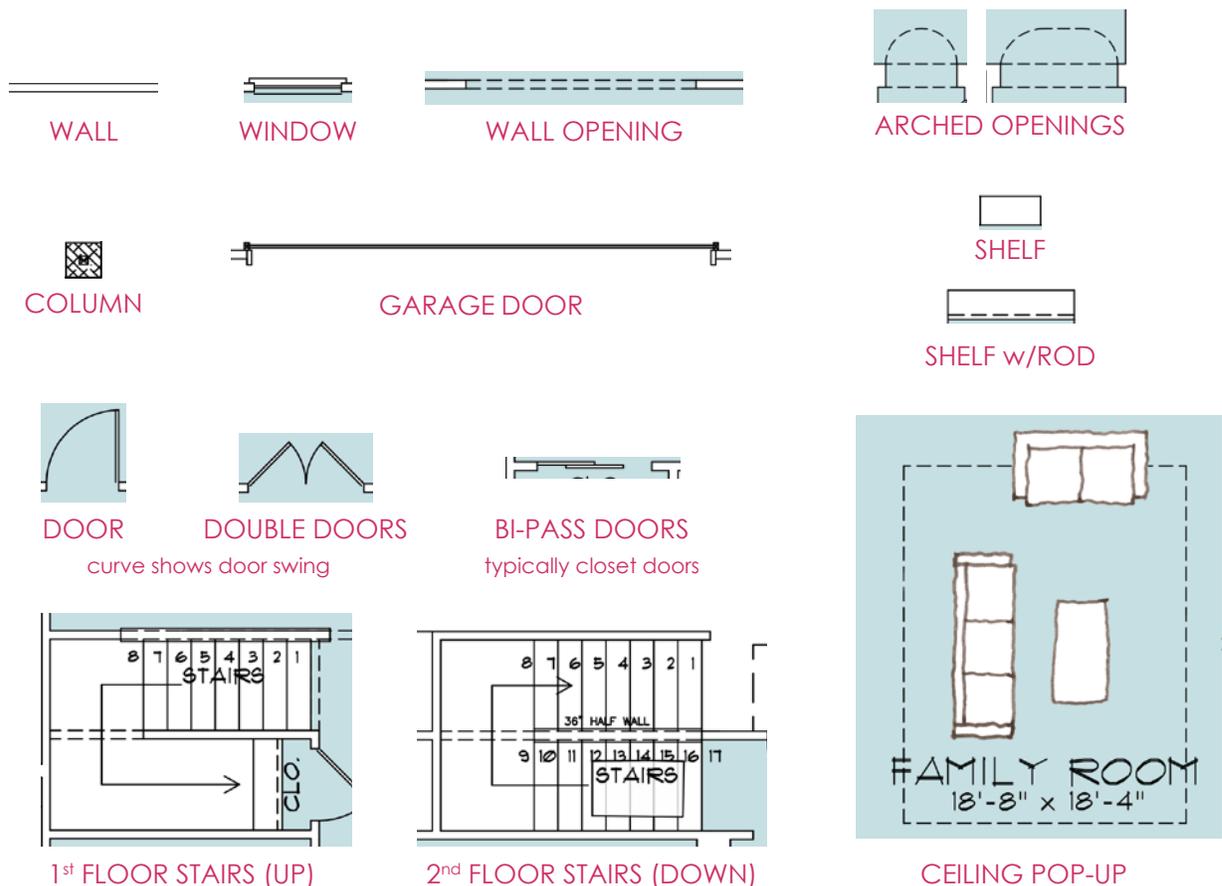
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Floor Plan Basics

Understanding how to read a floor plan will go a long way in helping you to visualize what living in the home will truly be like. Learning some of the terminology used on floor plans can help you to express ideas you have for your space and explore available options.

Whether you're building a \$150,000 home or a \$300,000+ home, all floor plans share the same basic elements. Understanding the building blocks of a floor plan will help you break down the features into an easy to understand way that allows you to compare the similarities and differences from one plan to another.

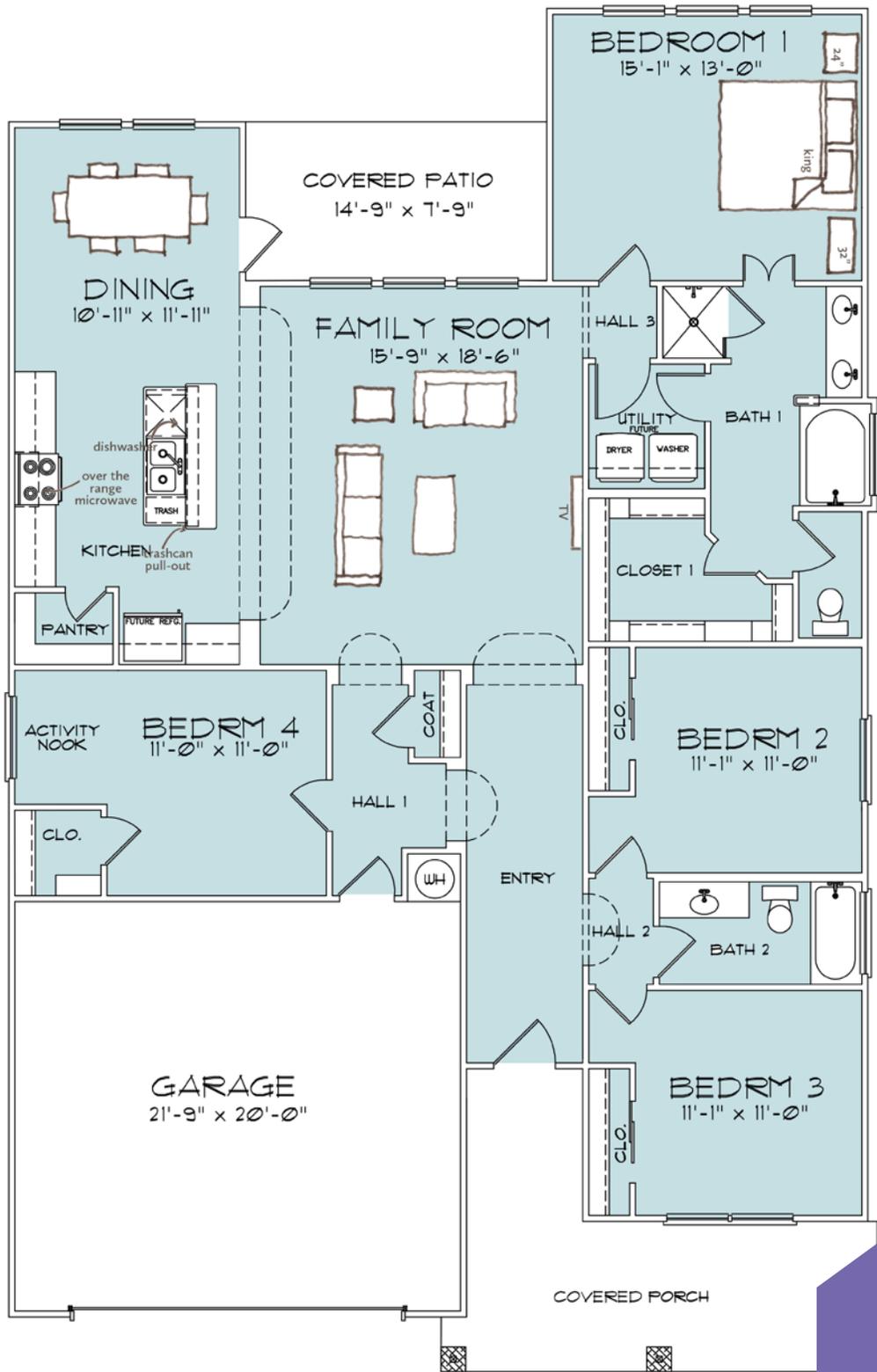


Next Step



Determine if you should include 2-story homes in your search. 1-story floor plans are popular choices due to accessibility; however, 2-story homes offer more space within the same footprint which can result in savings compared to a 1-story home of the same square footage.

A floor plan is a bird's-eye view of the home and shows the main features of the home, such as kitchen & bathroom configurations. The blue shaded area shows the living square footage which is defined as the conditioned space of the home. The furniture is shown to provide a sense of scale for each space.



the PORTER

a stand alone house also called a single-detached dwelling, detached residence or separate house is a free-standing residential building.

Single Family Home



https://en.wikipedia.org/wiki/Single-family_detached_home

BATHROOM A full bath is considered one with a toilet, sink, shower/tub. A ½ bath is one with a toilet & sink and a ¾ bath has a toilet, sink and shower (no tub).

BEDROOM A room must have a closet & egress window to be considered a bedroom when determining the bedroom count for a home.

BONUS ROOM Large upstairs room that may be used for a variety of purposes, such as a game room, media room, hobby room, gym or office. Typically referred to as a Game Room on Omega floor plans.

BREAKFAST Adjacent to the kitchen, the Breakfast is the informal dining area in a home with more than one dining. When there is no formal dining, this room is labeled as Dining. (see DINING)

CLOSET Storage options vary by plan, but common labels are Closet 1 (master closet), CLO (closets in secondary bedrooms), COAT, LINEN and SERVICE CLO (in addition to shelving, includes a dedicated space for a vacuum, brooms, etc.)

DINING In homes with two dining spaces, the formal dining area. Otherwise, the main dining area in the home. (see BREAKFAST)

ENTRY Depending on the floor plan, the entry might be a hallway, a foyer, or a small room just inside the front door.

ELEVATION DESIGNS

When you build a new home, you are able to choose what you want the appearance of the exterior to be. The exterior options are called **ELEVATIONS**. Depending on the floor plan, you may have a choice from 2-3 different designs with different styles & features.



the Porter 100



the Porter 200



the Porter 300

The images above are called **RENDERINGS** and are conceptual drawings that show the elevation designs available for the same floor plan. The differences between elevations include: porch size & style, window types, brick & stone placement, gables, lighting, and decorative elements like shutters, louvers or cedar accents (not all shown above).



FAMILY The family room, sometimes called a great room, is the main gathering area in open concept floor plans. In traditional floor plans, the family room is the label for what was traditionally called the living room.

GALLERY A separate space usually within the entry designated to showcase art.

GAME ROOM Typically located on the second floor, the game room is a large room suitable for entertaining or as a play area. (see BONUS ROOM)

GARAGE All Omega homes include attached garages with parking for 1-2 cars (per plan). A 3rd Car Garage is an available option for some floor plans and included on others.

JACK-AND-JILL BATH A bathroom that is accessible via two bedrooms, with no other access from a hall or other common area. This layout is popular with parents, as it allows siblings to share their own bathroom instead of a guest bath.

KITCHEN Available in a variety of sizes and configurations, from traditional to fully open to the Family & Dining rooms. Included features in the kitchen vary by floor plan and community.

OWNER'S SUITE Consists of Bedroom 1, Closet 1 and Bath 1 on Omega floor plans. Commonly referred to as Master Suite.

PANTRY A closet designated for food storage. Some are located in the kitchen, while others are situated between the kitchen and garage for easy access when unloading groceries.

PATIO Located in the backyard, the patio may be covered or uncovered, enclosed or open, and range in size. Some homes feature a combination of covered patio and uncovered patio extension (see plan options).

PORCH Located at the main entrance to the home is partially or fully covered in a range of sizes and layouts.

STUDY A room that is more isolated than the main areas of the home. Typically used as a den, library or home office. Usually located near the main entrance to the home (sometimes includes closet/storage, built-in shelving and/or desk).

UTILITY Commonly referred to as the laundry room, the utility room is a dedicated space for the washer & dryer, whether it is a closet, alcove, or room.

Next Step

When looking at floor plans, avoid looking at the big picture. Start at the front door and work your way through each room individually. Use pieces of paper to cover the parts of the plan you're not currently reviewing. For homes with a second floor, start from the stairs on the first floor to see the flow of traffic and move to the stairs on the second floor to see where the landing is before moving through the second floor spaces.





ROOM BY ROOM CONSIDERATIONS

Whether you are buying a new home or exploring your options to build a new home, it is important to prioritize your "must-haves" and "nice-to-haves" so you can focus your home search on the floor plan that has the best fit for your lifestyle.

Not all layouts, features, and options are available for every floor plan and/or community. Drawings shown are for informational purposes only.

PORCH ✓ which porch style fits your lifestyle?

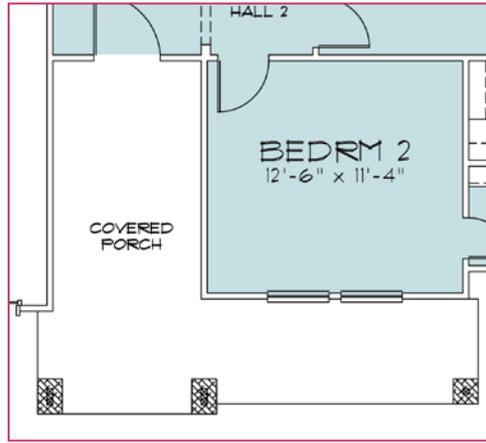
Although the porch is an outdoor space, it is often referred to as the first room of the house because it is the first defined space you experience when visiting a home.



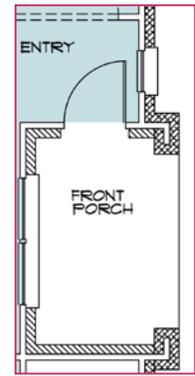
example:
uncovered porch



example:
covered porch



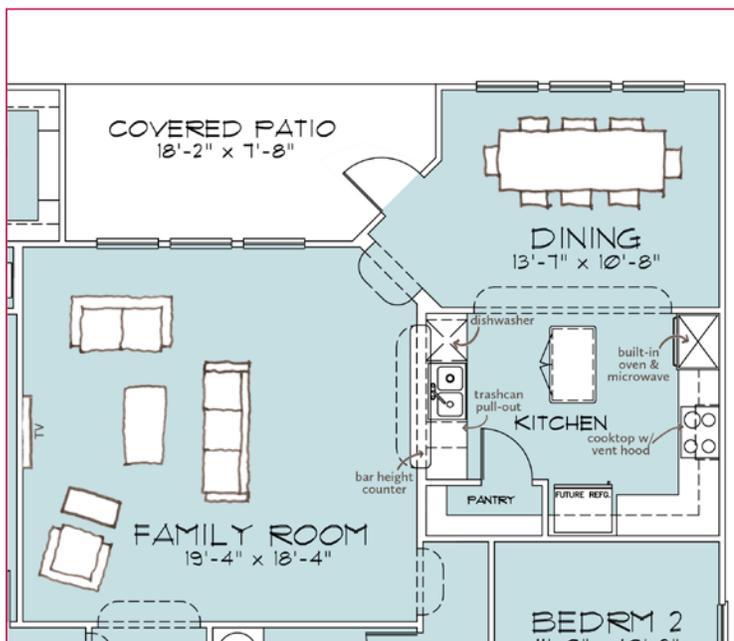
example:
wrapped porch



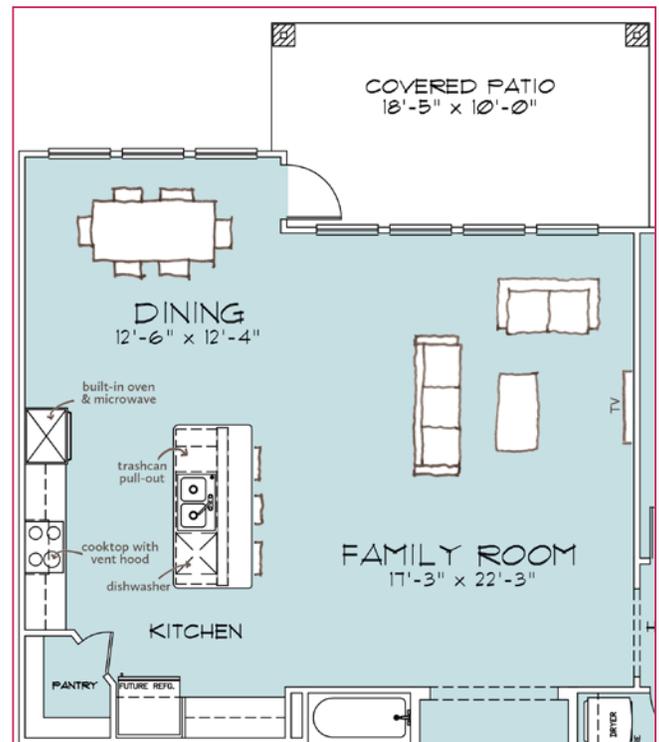
example:
front porch on side

FAMILY ✓ which layout fits your lifestyle?

Your family composition and dynamic are the two most important factors to consider when choosing what works best for the layout of the main areas. Features like headers & changes in ceiling height can provide definition to rooms in open concept layouts without adding vertical separation.



example:
traditional layout



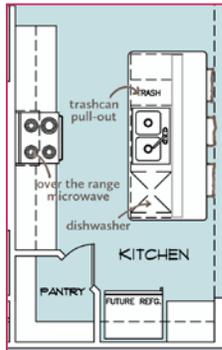
example:
open concept layout

KITCHEN ✓ what is your cooking style?

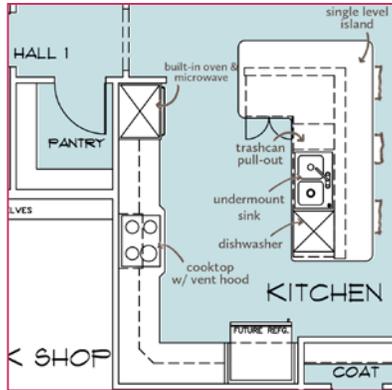
Think about the layout, try not to focus on the colors & finishes just yet, but think of things such as: how much pantry space is there and where is it located, how much counter space do you need, and what type of island layout works best for you?



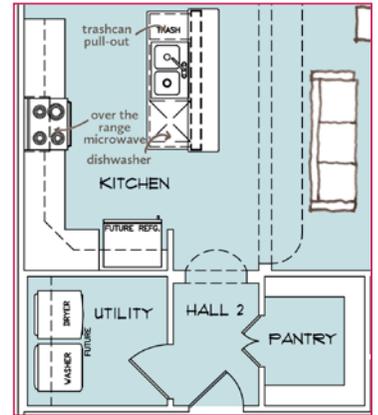
example:
L-Shaped Kitchen
w/ Angled Island



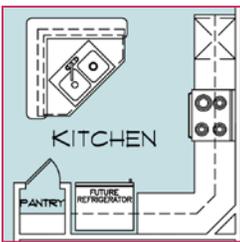
example:
L-Shaped Kitchen
w/ Straight Island



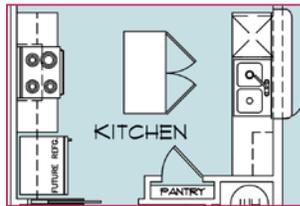
example:
L-Shaped Kitchen
w/ L-Shaped Island



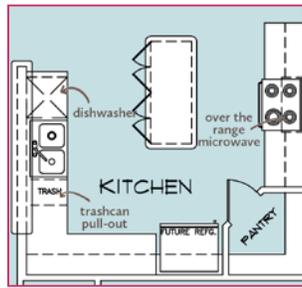
example:
L-Shaped Kitchen
w/ Pantry at Garage



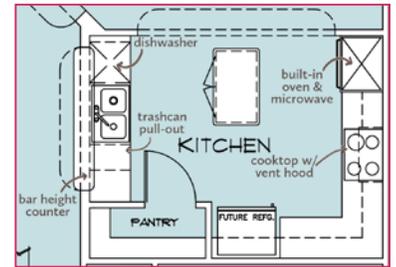
example:
L-Shaped Kitchen
w/ Corner Island



example:
Galley Kitchen
w/ Island



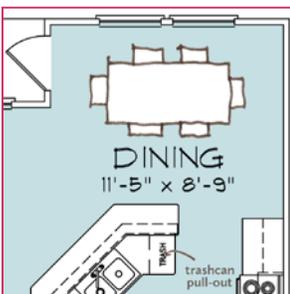
example:
U-Shaped Kitchen
w/ Corner Pantry



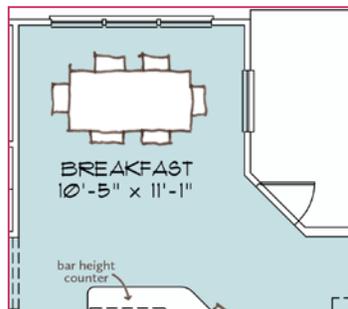
example:
U-Shaped Kitchen
w/ Oversize Pantry

DINING ✓ formal or informal?

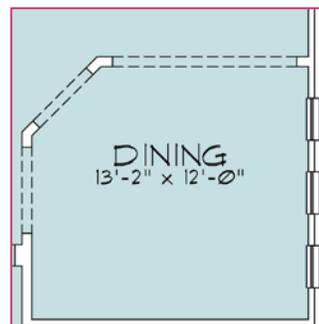
Some floor plans feature a single dining room, usually adjacent to the kitchen. In larger homes, this same space is referred to as the breakfast room and the formal dining space is considered the dining room. With the addition of eat-in kitchen islands, many homes today only have a single dining space.



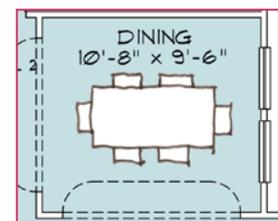
example:
Dining Next to Kitchen



example:
Breakfast Next to Kitchen



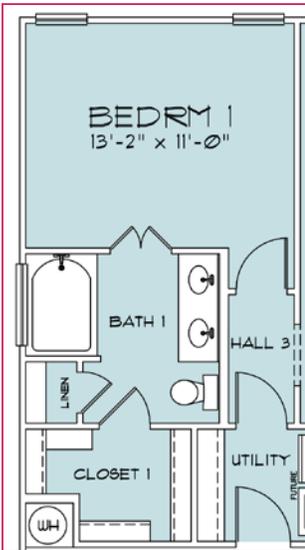
example:
Formal Dining
(paired with Breakfast)



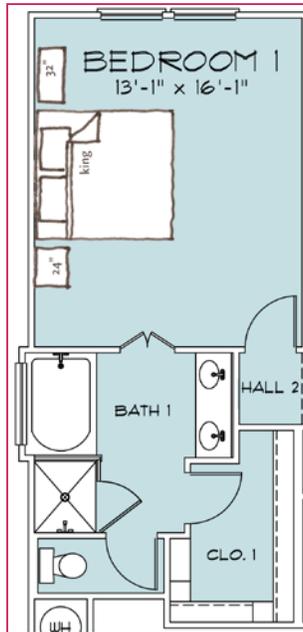
example:
Single Dining Separate
from Kitchen

OWNER'S SUITE ✓ what features are most important?

Comprised of the Bedroom, Bathroom & Closet - the configurations and features can vary significantly by community. It's more important to think about the location within the home - is it separated from the secondary bedrooms, at the back of the house, with patio access, proximity to laundry room, etc.? Use the furniture on the floor plan to better understand the scale of the room and where outlets are setup for bedside lamps, phone & TV (typically on the wall opposite the headboard). Most floor plans offer the option to upgrade the separate shower & garden tub to a grand shower.



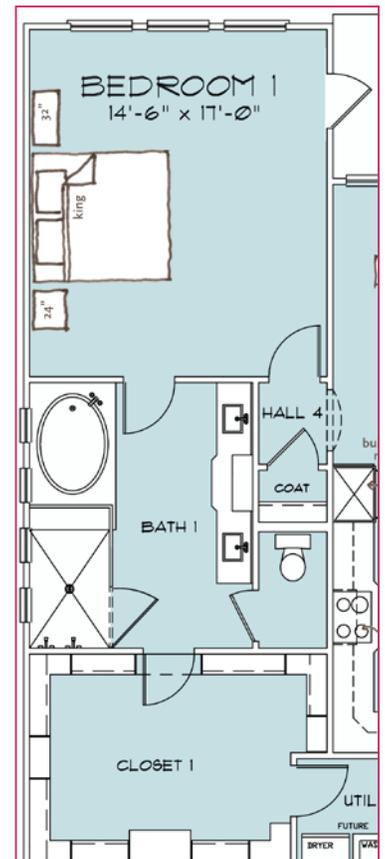
example:
Owner's Suite with Dual Vanity, Shower/Tub Combo, and Walk-in Closet



example:
Owner's Suite with Dual Vanity, Separate Shower & Garden Tub and Walk-in Closet



example:
Owner's Suite with His & Her Vanities, Separate Shower & Garden Tub and Walk-in Closet w/ Laundry Access



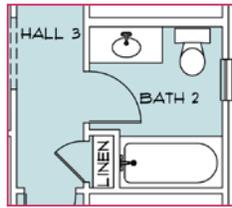
example:
Owner's Suite with Dual Vanity, Walk-in Shower, Spa Tub, and Walk-in Closet w/ Laundry Access

BATHROOMS ✓ which secondary bathrooms work best for your needs?

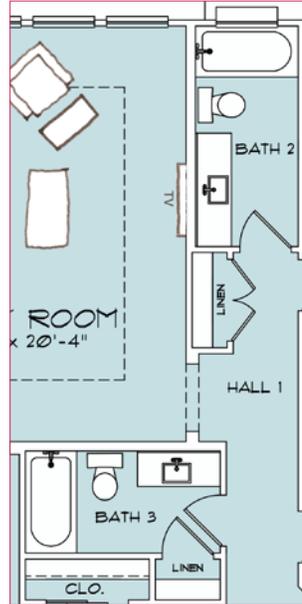
Most floor plans feature 2 full bathrooms, with the second bathroom optimized to serve all secondary bedrooms. For homes with 3 full bathrooms, the layouts vary from plan to plan. The half bath, or powder room, is usually intended for guests.



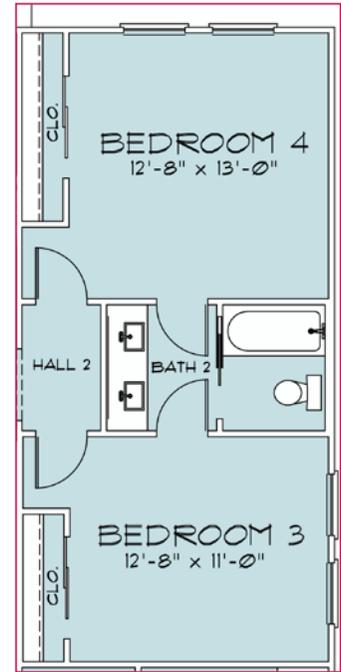
example:
Bath 2 Layout



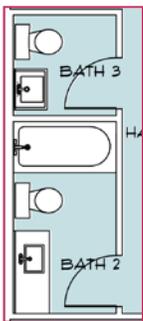
example:
Bath 2 Layout w/
Linen in Hall



example:
Bath 2 & 3 Layouts



example:
Jack-and-Jill Bath Layout



example:
Bath 2 &
Half Bath

example:
Half Bath

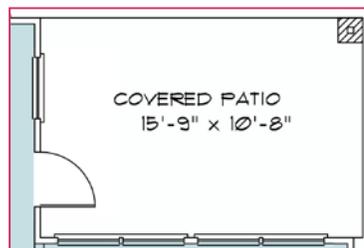


PATIO ✓ which patio style fits your lifestyle?

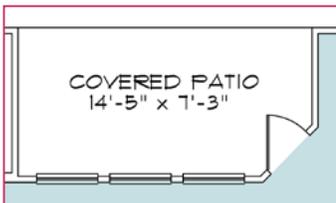
Outdoor spaces aren't just for shade anymore, outdoor living has taken a major role in how outdoor space is defined & used. Example upgrade options available include uncovered & covered patio extensions, outdoor fireplaces, and built-in grills.



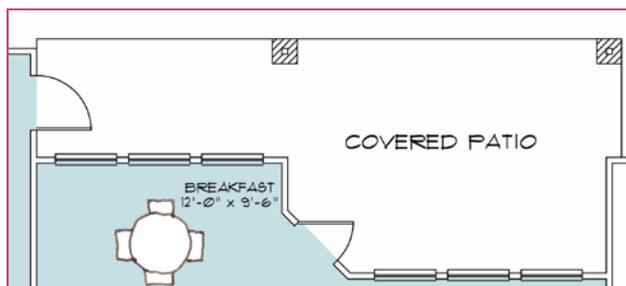
example:
uncovered patio



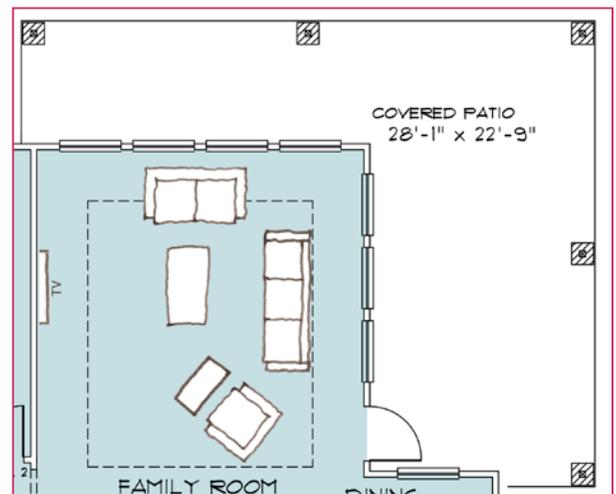
example:
corner covered patio



example:
enclosed covered patio



example:
wrapped covered patio



example:
wrapped corner covered patio

Floor Plan Check List

Use this worksheet to help determine the type of floor plan you are looking for and what features and options are important to you. Remember, not all floor plans offer all features & options, so be prepared to be flexible on the less important nice-to-haves. It is important to recognize that your priorities may change along the way — and that's okay!

Must-Haves **VS.** Nice-to-Haves

Basics

Ideal Number of Bedrooms	<input type="checkbox"/> 2+ <input type="checkbox"/> 3+ <input type="checkbox"/> 4+ <input type="checkbox"/> 5	<input type="checkbox"/> 3+ <input type="checkbox"/> 4+ <input type="checkbox"/> 5
Ideal Number of Bathrooms	<input type="checkbox"/> 2 <input type="checkbox"/> 2½ <input type="checkbox"/> 3 <input type="checkbox"/> 3½	<input type="checkbox"/> 2½ <input type="checkbox"/> 3 <input type="checkbox"/> 3½
Garage Capacity	<input type="checkbox"/> 2-car <input type="checkbox"/> 3-car	<input type="checkbox"/> 3-car

How many floors?	<input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story	<input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story
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Layout Considerations

Porch Style	
Family Room Layout	
Kitchen Layout	
Kitchen Features	
Kitchen Island	
Pantry Size	
Pantry Location	
Breakfast / Dining	
Formal Dining	
Study	
Game Room	
Media Room	
Gallery	
Owner's Suite	
Master Bath Layout	
Laundry Room	
Patio	
Back Yard	
Other	
Other	

Next Step



Complete this worksheet - bring with you when you tour homes and when you look at homes or floor plans online.

COMMUNITY SEARCH

One of the best ways to narrow down your search is to meet with a local lender to see how much you qualify for and determine how much you would like your ideal budget to be. They can help you to understand the different loan types available, what role your credit score plays in getting a mortgage, and the difference between what you qualify for and how much you should spend.

Searching for a new home should start with identifying the communities that meet your needs best.

- 🏠 **Location:** what would your commute time be to work? What is the proximity of the community to shopping, dining & other locations you frequent?
- 🏠 **Schools:** Identify the elementary, middle, and high school for each community you are considering. Are there private schools nearby? What about daycare?
- 🏠 **Amenities:** What amenities are included in the community? Is there a pool, gate, park, trails, playground, etc.

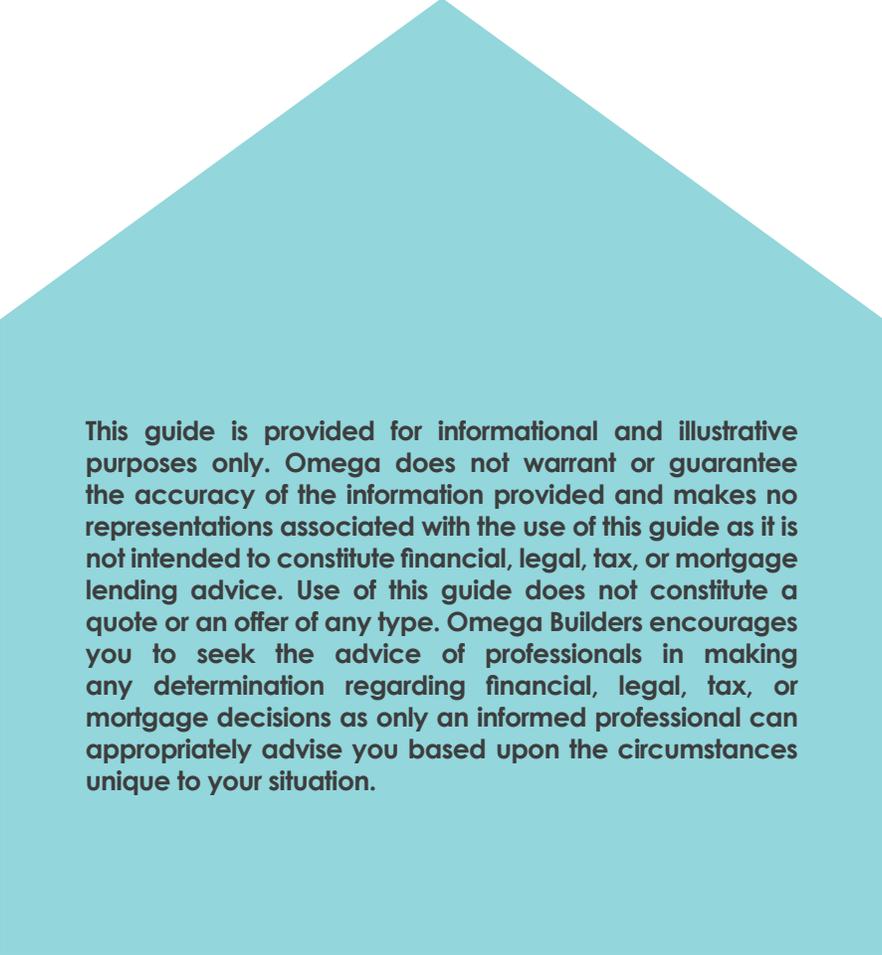
WHAT'S NEXT

Meet with a New Home Sales Agent

Our agents are here to help you throughout your home buying journey — whether you're just getting started or ready to sign on the dotted line.

One of the first things an agent can help you with is choosing the local lender that is right for your unique situation. We are here to help you navigate the process so you can rest easy — our team works closely with local lenders to ensure your experience is top notch!

Getting pre-approved will give you the confidence to support all of the decisions to follow — from choosing the right community, floor plan, features & options, and most importantly, the time-frame that is right for you.



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Omega Builders is a regional homebuilder committed to continuous improvement and dedicated to the communities in which we build. Omega offers new homes in premier communities throughout the Temple-Belton, Bryan-College Station, and Georgetown, Texas areas.

New homes by Omega are thoughtfully designed to make the most of the space your family shares. We understand that the design of your home is a reflection of your lifestyle and stage of life — where life unfolds and memories are made.

From concept to construction, each of our floor plans are optimized for efficiency & functionality — providing you with more value per square foot, shorter construction time, and higher reliability & performance.

At Omega, we have a dedicated team of agents, designers, and superintendents to ensure your home buying experience exceeds your expectations. Our agents will work with you to find your new home and guide you through the construction process.

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