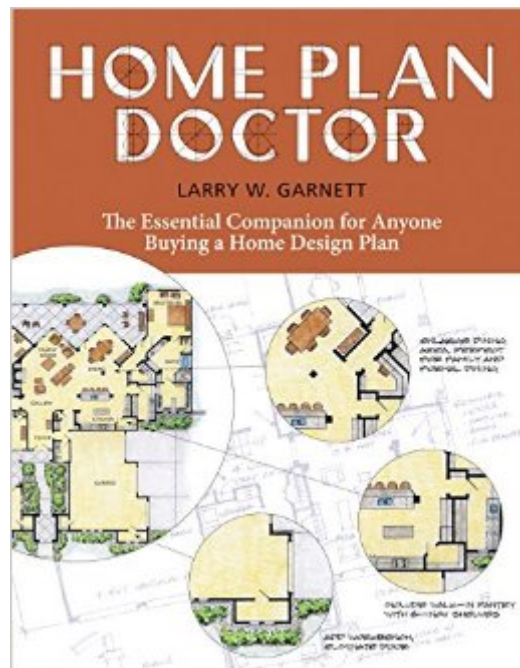


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# Home Plan Doctor: The Essential Companion For Anyone Buying A Home Design Plan



## Synopsis

Every new house begins with a dreamâ and a home plan. But it can be terrifying to commit a lifetime of savings to a two-dimensional drawing that's difficult to interpret and visualize. Will the space meet your needs? Is the plan well-designed? Will it really turn out to be your dream house, or is it a potential nightmare? In *Home Plan Doctor*, Larry Garnett makes basic design principles accessible, explaining in clear language how to navigate every stage of the planning process, from selecting a plan to evaluating the suitability of the design, room by room, and requesting needed modifications. Using sample floor plans and illustrations from readily available plans, this book is a practical guide for everything from placing the kitchen island to evaluating the effect of the roof pitch on the proportions of the house. And Garnett doesn't overlook the basics; he includes sections on what to look for in a building site, how to read a basic floor plan, and what to expect when you order the "blueprints," or construction documents. Whether you're purchasing a stock plan or working with an architect, and whether you're buying a design for an entire house or an addition, you'll find this handbook to be an indispensable guide.

## Book Information

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## Customer Reviews

Whether it's from a plan in a magazine or from a builder with their own plans, there's so much good practical advice in this book that it more than pays itself. I had checked it out of the library and found so much information in it that I decided to buy my own copy. In the rush to make the sale on a house there are a ton of tiny details that you easily overlook until it's too late in the process (or too

expensive) to add them in. Reading through this before you start the new construction process will help you think through the practicalities of actually living in your house, so you can make changes to the plan before breaking dirt. When we built our house, there were two simple things we discovered--one caught just in time, the other too late. Even if it means a couple steps up from the garage into the house, it's always better to have a flatter driveway, ask the builder to dig deeper in the garage and flatten the driveway (we caught that just in time!) And garage space is cheap, add on as much as your lot and budget allow (we didn't and now wish we had). This book will help you think through examples like that. Another example is kitchen design. On paper, many designs look great but aren't practical in real life. Stock plans or plans designed by people who don't spend much time in the kitchen won't catch optimal placement for appliances, plumbing and electrical. All of which are difficult to correct later on. As mentioned, this book will more than pay itself back, whether you're building new or remodeling an existing home.

I found the book to be quite helpful with explaining the basics of developing a well designed home. It stays away from technical issues and instead focuses on design aesthetics and making sure your plans fit on your lot, in your neighborhood, and with the way families use space. In some ways, another book -*What Not To Build: Do's and Don'ts of Exterior Home Design* - delves deeper into exterior design aspects than this book. But this book gives a well rounded overview of making the best use of space and \$\$ both inside and outside of your home.

I read Larry Garnett's Home Plan Doctor, and liked it so much I visited the website. I found more helpful ideas on the website. There is also a service offered in which he will review a home plan for a bargain of a price. I sent my home plans to him for review. My expectations were far exceeded. He gave good feedback and new ideas. I even spoke with him by phone for a few minutes, which I greatly appreciated. I highly recommend it to anyone building or remodelling. Well worth the money for the book or the consultation.

This book is useful to folks who anticipate building a custom home, whether through a builder, or themselves. It is loaded with very useful information about house plans, and the amenities which will go into your house. We are planning a move to another state in a couple of years, and are in the process of finding a home plan that will be the design for our ideal home. The Home Plan Doctor has given us many ideas, and the author makes suggestions, and brings up considerations, which we did not think about. There are many example plans in the book, with discussion on all areas of

the new home: kitchen, master bedroom, family room, etc. The author also includes references to websites and agencies which can supply needed information in regard to building your home, as well as several websites for searching for your ideal home plan design.

Simply stated, "The Home Plan Dr." is the BEST of the twenty to thirty books that I have bought and read on home building! Mr. Garnett speaks both eloquently and with authority about Home Design. The language in the book is easy to understand, for non professional home designers, like me. Many of the suggestions are simple, many are Brilliant! For example, I loved Mr. Garnett's thoughts on having a "drop zone" near the entry. I actually spoke (very briefly) to Mr. Garnett and he seemed incredibly nice, very approachable, and supportive. If you only buy one book for home design ideas, this book should be the one.

My husband and I bought this book this past year and loved it. It's a very detailed yet simple book. We're building a house this year and had some revisions to do. I contacted Larry and he responded quickly and with great enthusiasm. It was so nice that he would take a few minutes to share his thoughts. I HIGHLY recommend this book. VERY helpful!

You don't have to be building a home from scratch for this book to be useful. I am remodeling mine and have been a fan of Larry Garnett's plans ever since I was old enough to read a house plan. Because I am doing a gut reno of my kitchen, I wanted to see what advice Larry had regarding kitchen layout and how the kitchen relates to the dining and living rooms. The advice helped me be more willing to make a more significant change (tearing down a wall rather than simply opening up a part of it).

After looking through numerous books on this subject, I decided on Home Plan Doctor and really hit the jackpot. This is the Bible of home plan design. It is so well-written, easily understood, and explains many terms essential to picking out and/or building your home. It will help you understand the details of WHY you like a certain house or design. There are so many details that really create that dream home that are essential to understand before you purchase the plan. This is the book to help fulfill that dream. Larry Garnett did a tremendous service to the novice and the more educated on home design. We are in the process of planning our home and this is my go-to book for most decisions in the process.

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