



What is needed for Home Building Plans?

So, you've decided that you are going to build a home. That's great! Now how do you go about getting plans created? Well, there's a lot to consider.

Plan Considerations

First of all, site selection must be completed before you can decide on plans. Once you have selected a site that is efficient, practical, and large enough to meet your needs it's time to get busy on plans. Be sure that you consider any special plan needs created by your site. For example if your home will be built on a hill, you may require a walk-out basement.

Are you able and willing to use a stock plan or will you require a custom plan? There are a wide variety of stock plans, and it is very likely that you will be able to find one that suits your needs very well. Stock plans can be found in a wide range of sizes, with a variety of amenities, and the most commonly desired features. These plans are designed with the likes and dislikes of the general population in mind.

Custom Plans

A custom plan will require you to employ the services of a licensed architect or building designer. It will be designed to your exact specifications and will require much more time to draw, redraw, correct, and finalize, the final product being something of value. There are many hours involved in preparing custom plans, which means many dollars. It is much more expensive to purchase a custom plan. It is also much more time consuming and can delay the actual time to break ground. The custom plan is designed strictly with the likes and dislikes of the specific buyer in mind, do not be deterred.

Stock Plans

In order to remain within a budget, a stock plan is one of the possible choice for many. When that is a must, and it seems impossible to find the perfect stock plan, keep in mind that minor design changes can be made. By contacting the original plan designer or a local designer, your modifications can be performed for a fee.

Benefits of a Stock Plan

Obviously, the one big pro of custom plans is that they are customized to your express design characteristics. However, there are many benefits to be considered in a stock plan.

- The most evident and often determining factor is that stock plans are significantly cheaper.
- The time involved in preparation of the plans is nearly non-existent barring the previously discussed minor changes. Often the plans can be submitted for a building permit immediately upon receipt.
- There are a variety of designs and this can actually be helpful to those that really aren't sure what they want.
- There is always the possibility of having minor plan changes made for a fee.

Taking these items into consideration, it is worth some careful consideration to decide whether stock or custom plans are the right decision for you. Be sure to discuss the matter with your builder, as a good quality builder is always a good source of information. It is always helpful to bounce your ideas off someone that is well versed in the industry and keep communication open.

Jock Wallace Constructions have over twenty years experience as award winning builders in Sydney's North. JWC provide quality construction on time and on budget and JWC offer tailored project management solutions to meet your needs. Please [contact us](#) to discuss your requirements.

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