

MH Floor Plan

CHECKLIST

Ready to talk through your build? Reach out anytime at team@madsen.homes

- Know Your Lot First**

Before deciding on square footage, rooms, or layout, understand what your lot actually allows. Setbacks, easements, and lot shape all determine the buildable footprint you have to work with. Your floor plan has to fit within those boundaries.
- Shape of the Home**

The more square or rectangular your home is, the more cost-efficient it will be. Corners are one of the most expensive parts of construction, so extra angles, bump-outs, and irregular shapes add up quickly.
- Flow and Livability**

Think about how you actually move through your home day to day. Open concept plans are very popular, but consider whether you want your kitchen visible from your living room or prefer some separation. Map out the paths you take most often — you shouldn't have to walk in front of the TV to get to the bedroom, for example. Also consider furniture movement: hallways need to be wide enough to move a mattress, dresser, or large appliances. Doors need to be wide enough for whatever goes into that room — laundry room doors in particular need to accommodate large appliances.
- Ceiling and Door Heights**

Standard ceiling heights feel different than 9- or 10-foot ceilings. Eight-foot doors are becoming increasingly popular for the feel they bring to a space. If you don't want to pay for taller ceilings throughout, consider tray ceilings — these are built into the trusses and typically cost much less than raising the full ceiling height.
- Mechanical Spaces**

Make sure your plan includes dedicated space for mechanical items — HVAC, water heater, water softener, electrical panel, etc. These need a home and are often an afterthought until it's too late.
- Garage Depth**

Measure your actual vehicles before finalizing garage dimensions. An extended cab truck or large SUV needs significantly more depth than a standard garage. Don't assume standard dimensions will work.
- Storage**

Storage is almost always underestimated. Think through pantry size and location relative to the kitchen, linen closets, a coat and bag drop zone near the entry, and where attic access will be located.

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- Windows and Exterior Doors with Glass

Windows are less energy-efficient than walls, especially in Southern Utah summers. Place windows intentionally — where you want natural light and views — rather than defaulting to symmetry on the exterior. Think about neighbors and passersby who may be able to see in. If you want roller shades, plan for hidden rollers and electrical now — it's much harder and more expensive to add later.
- Electrical

Electrical deserves its own checklist, but at the floor plan stage, start thinking about where you want TV outlets, light switches, recessed lighting, hanging fixtures, and sconce lighting. Also plan for security camera locations, router/modem placement, and ethernet conduit runs to TVs and offices. If you plan to charge an electric vehicle, rough in for EV charging in the garage now — it costs very little during construction and significantly more after.
- Plumbing and Gas

Think through all your gas stubs — dryer, range, outdoor fire pit, outdoor kitchen, etc. Identify these during the planning stage so rough-in is included from the start.
- Shower Niches

Decide where you want built-in niches in your showers. These need to be accounted for in the plan and sometimes affect wall framing.
- Built-In Features

Identify any built-ins early — fireplaces, built-in storage, shelving, entertainment centers, etc. These affect framing, electrical, and sometimes plumbing and need to be on the plans.
- Kitchen Layout

Think about the work triangle — the relationship between your fridge, sink, and stove. Two people cooking shouldn't constantly be in each other's way. Island size matters too: plan for at least 42 inches of clearance on walkways around it, with 48 inches preferred. Don't forget outlet placement on the island.
- Driveway and Garage Approach

Consider how the garage faces the street and whether that matters to you for curb appeal. Make sure driveway depth is sufficient so parked cars aren't hanging over the sidewalk or blocking foot traffic.

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- Laundry Location**

Think carefully about where laundry lives in your daily routine. Most people find themselves wishing their laundry room were closer to the bedrooms where clothes actually live, rather than across the house. Placing it near the master or kids' rooms saves a lot of daily steps.
- Outdoor Living and Exterior Flow**

Think about how your interior connects to outdoor spaces. Where do doors lead — patio, deck, backyard — and does that flow make sense? An outdoor kitchen or covered patio is most useful when it connects naturally to the interior kitchen or living room. In Southern Utah, consider the orientation of your covered outdoor space to get shade from afternoon sun.
- Sun Orientation**

Where the sun rises and sets relative to your rooms matters more than most people expect. East-facing bedroom windows mean early morning light waking you up. West-facing living rooms can be hot in the afternoon. Think about this alongside your window and door placement decisions.
- Noise and Privacy Inside the Home**

Consider which rooms are next to each other. The master bedroom separated from kids' rooms gives everyone more privacy. Bedrooms or offices adjacent to the garage or HVAC closet can be noisy. A guest bath placed off a hallway rather than directly off the living room is a nice touch, and adding soundproofing insulation in those walls is inexpensive to plan for now and much harder to add later.
- Aging in Place**

Think about where the master bedroom sits relative to stairs. Many people build for today and wish later that the master was on the main floor. Standard 3-foot wide doors work well for most needs without driving up structural costs. Consider having at least one walk-in shower in the home — step-in showers are much more practical as you age. If you want a soaking tub, planning for it separately from the shower is a great option.

A floor plan is one of the most important decisions you'll make in the building process, and the details matter. If you have questions about any item on this list or want to talk through your plans with someone who builds in Southern Utah every day, we'd love to help. Reach out to us at team@madsen.homes or give us a call at (435) 523-1010. We're happy to have a no-pressure conversation about what you're envisioning.