

**FLOOR PLANS FOR EVERY BUDGET**

# LOG HOME LIVING®

**HOLIDAY  
HOMES**

**35** Decorating  
Ideas for  
Christmas

**SNOW  
REMOVAL  
MADE EASY**

**HOW TO**  
**MAXIMIZE** energy efficiency  
**REFINANCE** a log-home mortgage  
**FURNISH** your home with antiques  
**FIND** design ideas that work

**INTERIOR  
UPGRADES**  
For DIYers

# Newlyweds plan a house for the future.



*Andrea and John*

**P**roperty in eastern Pennsylvania that's close to town but feels quiet and secluded: That's the setting for Andrea and John Gashinski to start their married life. The couple bought the land after a frustrating search for an existing home. "The cookie-cutter thing is just not us," Andrea says.

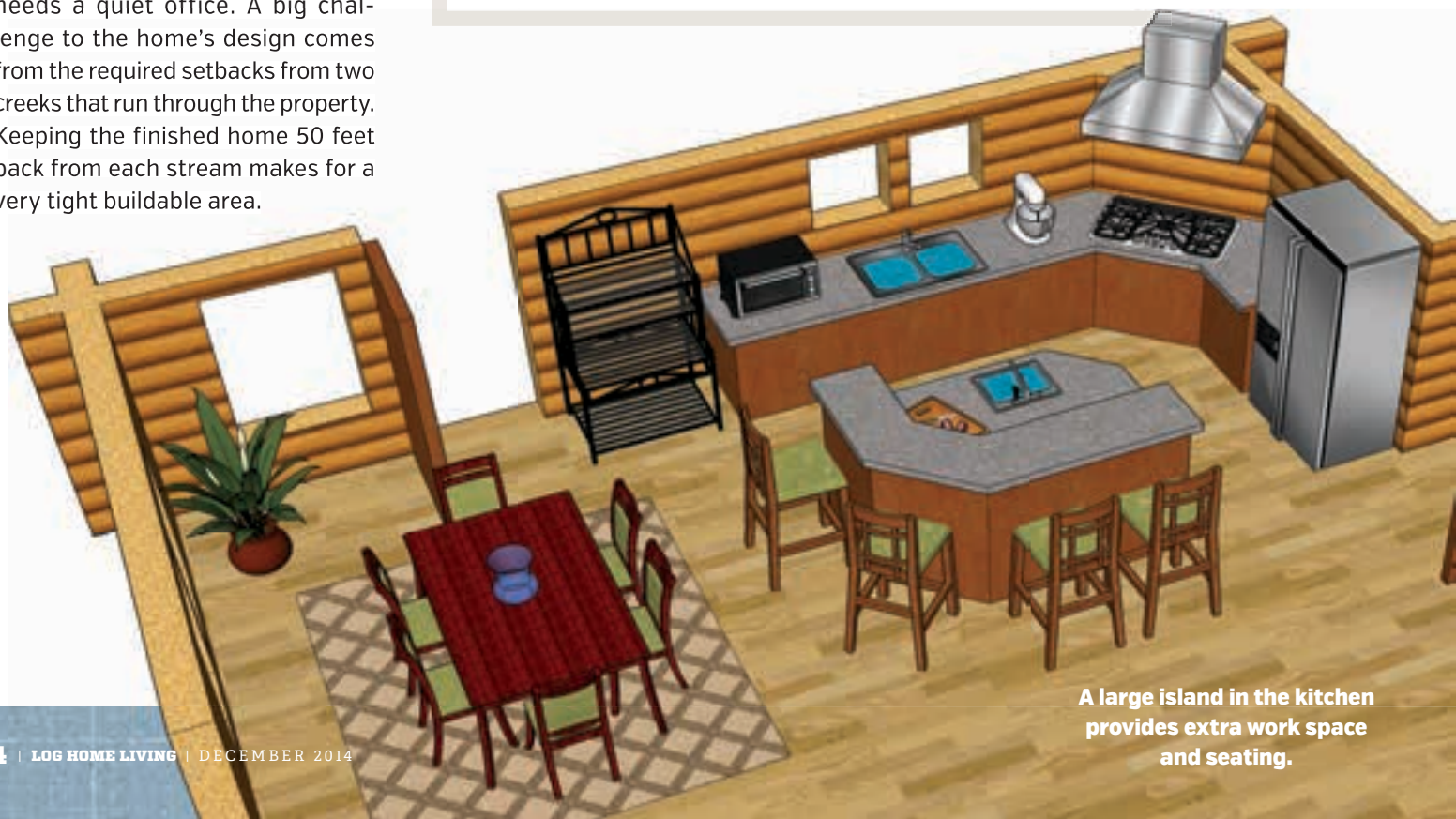
**Why a log home?** "We love being outdoors, traveling and nature," Andrea says. So a log home suits them. They prefer a modern, contemporary look, with logs as the rustic backdrop.

**Most important features:** Looking ahead to a growing family, Andrea and John would like a first-floor master bedroom and two additional bedrooms on the second floor. Andrea needs a quiet office. A big challenge to the home's design comes from the required setbacks from two creeks that run through the property. Keeping the finished home 50 feet back from each stream makes for a very tight buildable area.

## The Inside Scoop

Don't let setbacks set you back. Often, new homes must fit within certain boundary lines and setbacks. While these restrictions might seem like an impediment to design, remember that constraints often spur greater creativity. There are many circumstances where setbacks come into play:

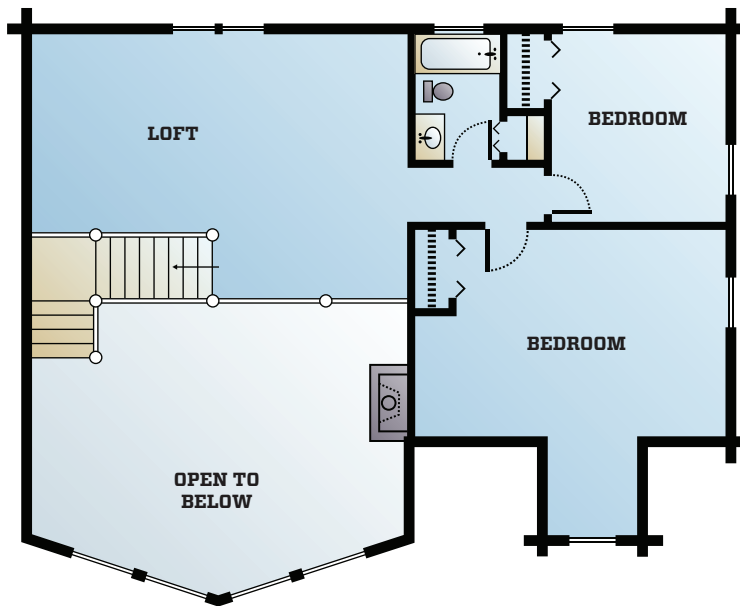
- **COMMUNITY RESTRICTIONS** may dictate how tall your home can be. Height restrictions may be required to protect other homeowners' views or to maintain a uniform look for homes throughout a community.
- **NATURAL ELEMENTS** like flood zones, water tables, steep slopes or bodies of water may affect where you can build on your site.
- **SURROUNDING INFRASTRUCTURE** can come into play, especially if you're building in a more developed area, designer Lynda Tompkins says. Utility lines or run-off areas from other buildings or parking lots may need to be avoided as you build.



**A large island in the kitchen provides extra work space and seating.**

## The Lowdown

Timberhaven Log Homes, a producer in Lewisburg, Pennsylvania, offers a plan for Andrea and John that fits into the small footprint of their building site. Designer Lynda Tompkins modified the company's Sterling stock plan. Making use of the sloping site allows for a generous walk-out lower level for an office and a garage that would not otherwise fit on the site.

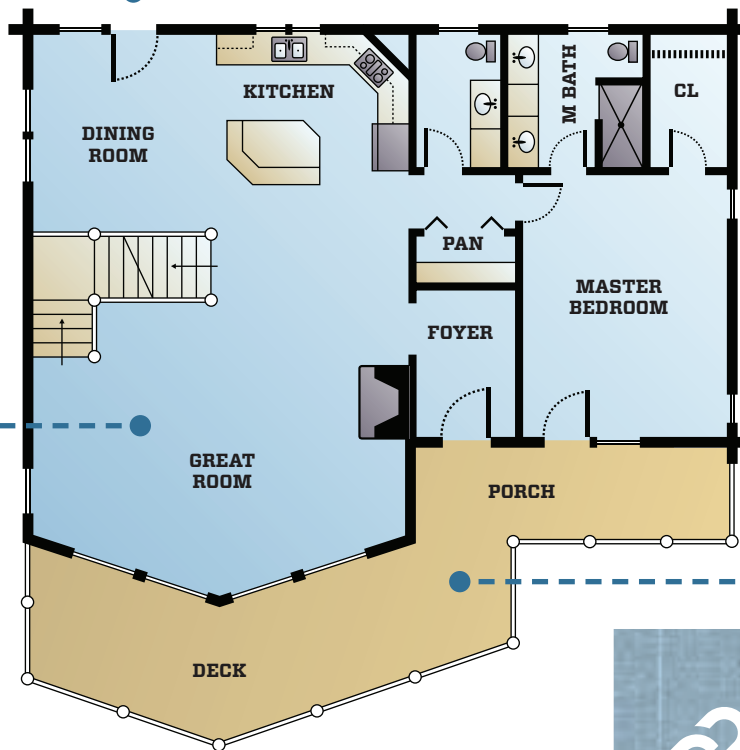


Upper Level

The second floor looks out over the great room's porch filled with windows.

## PLAN SPECS

**Square Footage:** 2,200 on first and second floors  
**Bedrooms:** 3 **Baths:** 2.5



Main Level

A back door and large back windows look out on sunset views.

The great room provides open living space.

The deck offers a tree-top view of the property.

## MORE PLANS

Browse floor plans of all shapes and sizes in our growing collection of online floor plans.  
[www.loghome.com/floorplans](http://www.loghome.com/floorplans)