

**d0.1** ESTABLISHING PROJECT REQUIREMENTS

**d0.2** BUDGET THINKING

**d0.3** SITE SEARCH

**d0.4** SITE CHECKLISTS

**d0.5** SITE FAMILIARITY

**d0.6** DESIGN START UP- LISTS

**d0.7** DESIGN START UP- BUBBLE DIAGRAMS

**d0.8** DESIGN START UP- APPROXIMATE PLANS

**d0.9** DESIGN START UP- PROFESSIONAL ASSISTANCE

## **USE NOTES:**

\*CONTENT IN THIS START UP SUMMARY CHAPTER IS PRESENTED IN MORE DETAIL IN THE SEQUENTIAL CHAPTERS IN THE DESIGN GUIDE.

\*BOTH THE DESIGN AND CONSTRUCTION GUIDES ARE WORKS IN PROGRESS AND SUBJECT TO CHANGE AND RE-ORGANIZATION.

## STARTING PLACE

\***SAMPLE LISTING WITH COMMENTS**\_BELOW LISTING AND NOTES SUMMARIZING GENERALLY RECOGNIZED REQUIREMENTS FOR A TYPICAL, MODEST SIZE, 4 OR 5 MEMBER FAMILY RESIDENCE.

\***PURPOSE IS FAMILIARIZATION**\_THIS TYPE OF EXERCISE IS DESIGNED TO FAMILIARIZE ONE WITH NEEDS, WANTS, PRIORITIES. IT IS WISE TO BE EXPANSIVE AT FIRST AND REWORK SUCH A LIST AGAIN AND AGAIN. ULTIMATELY A MUST HAVE, A NICE TO HAVE, AND A EASY TO LIVE WITHOUT, PRIORITY CATAGORIZATION IS HELPFUL. A LISTING CAN, AND MIGHT WANT TO BE, MORE EXHAUSTIVE THAN THIS SAMPLE LISTING.

\***START UP PLANNING RESTRICTED TO 'PLANS'**\_THIS START UP SEQUENCE RESTRICTS ITS THINKING TO A 2D PLANNING. 3D SPACE, AND 3D ARCHITECTURE IS ADDING A BIT TOO MUCH ON THIS FRONT END. THE DESIGN GUIDE DOES INTRODUCE 3D THINKING AS CRITICAL TO DESIGN DEVELOPMENT.

## ENTRY/FOYER

EXTERIOR\_\_MIN COVER AT DOOR DEFINITE  
PORCH\_\_MAYBE, NOT RE'D EXCEPT FOR APPEARANCE  
INTERIOR\_\_VERY SMALL CLOSET. CHAIR/MIRROR/PLANT  
NOTE\_\_DON'T WANT DOOR ENTERING DIRECTLY TO ANY FAMILY LIVING SPACE

## LIVING SPACES

FORMAL LIVING RM\_\_NA  
FAMILY RM\_\_YES,  
DEN/FLEX\_\_YES-2ND LIVING SPACE FOR KIDS ACTIVITIES  
RECREATION RM\_\_NA  
NOTE\_\_2 PLUS 1 WALL STORAGE

## SLEEPING FUNCTION

BEDRM 1\_\_YES/MEDIUM  
BEDRM 2\_\_YES/SMALL FOR DAUGHTER  
BEDRM 3\_\_NA  
MASTER\_\_YES/MODEST QUEEN BED/SEPARATE (IN LINE OK)  
CLOSETS

## BATHS

FAMILY PDR RM\_\_YES AT MUD RM  
FORMAL PDR RM\_\_NA  
SHARE BATH FOR SMALL BEDRMS\_\_MAYBE  
JACK+JILL FOR SMALL BEDRMS \_\_MAYBE  
DEDICATED EACH SMALL BEDRM\_\_NA  
MASTER BATH\_\_YES 2 SINKS/ BIG SHOWER/NO TUB/PARTIALLY PRIVATE WC

## OTHER

COMPUTER\_\_DESK SOMEPLACE FOR LAPTOP/CHAIR/2 FILE DRAWERS FOR HOME OWNER STUFF  
HOBBY/WORK RM\_\_NA  
HOME OFFICE\_\_NA  
WORKSHOP\_\_FUTURE IN SEPARATE STRUCTURE

## REFINING

\***RE-ENGAGE AND EDIT**\_FOR ALL SUCH WISH LISTS IN LIFE IT IS WISE TO MOVE AWAY, AND RE-ENGAGE. MAYBE SEVERAL TIMES. WHAT IS **MOST** IMPORTANT IS A TEST QUESTION AND CAN/SHOULD REQUIRE REFINEMENT.

## KITCHEN/FOOD PREP

WORKING KITCHEN\_\_DECENT SIZE/ISLAND PREFERRED  
APPLIANCES\_\_NOTHING SPECIAL  
NOTE\_\_2 COMPARTMENT SINK IN ISLAND  
PANTRY\_\_YES, 4 LIN FT SHELVING A MUST  
RECYCLE/COMPOSTING\_\_YES, NOT SURE HOW

## EATING FUNCTION

BREAKFAST BAR FOR\_\_ISLAND FOR 3 MAX NOT FOR FAMILY EATING  
CASUAL EATING TABLE FOR\_\_YES FOR 4 EXPANDABLE TO HANDLE 8  
FORMAL DINING AREA FOR \_\_NA  
BUFFET FUNCTION\_\_BUILT-IN NEAR TABLE IF POSSIBLE

## LAUNDRY FUNCTION

STACK UNIT \_\_NA  
SIDE BY SIDE UNITS\_\_YES,SMALL DEDICATED RM NEEDED WITH SOME COUNTER , HANG SPACE AND FOLD OUT IRON BD

## UTILITY AREA/FUNCTIONS

MUD RM\_\_OFF GARAGE/AND FAMILY ENTRY  
GENERAL CLOSET\_\_YES -WALK IN FOR CLEANING/VACUUM STUFF AND GEN PURPOSE SHELVING  
MECHANICAL EQUIP \_\_NOT UNDERSTOOD YET

## VEHICLES

OPEN PARKING\_\_1 GUEST SPOT  
CARPORT\_\_NA  
GARAGE\_\_1 PICK UP PLUS 1 CAR PLUS WALL STORAGE  
NOTE\_\_PICK UP HAS BIG TURNING RADIUS

## EXTERIOR LIVING SPACES

COVERED\_\_MIN FOR SEATING AREA. SCREENS PROBABLY NEEDED. LARGER IF POSSIBLE  
OPEN DECKS\_\_MAYBE, NOT RE'D  
OPEN PATIOS \_\_FIREPIT MAYBE

## BUDGETING

**\*THE AFFORDABLE SIDE**\_MOST FOLKS HAVE BUDGET LIMITS. KNOWING A MAXIMUM AMOUNT POSSIBLE TO SPEND ON A NEW HOME PROJECT IS CLEARLY NECESSARY. SOME MIGHT HAVE A VERY REALISTIC UNDERSTANDING OF THEIR OWN FINANCES AND BE ABLE TO COMFORTABLY ESTABLISH BUDGET LIMITS. OTHERS MAY WANT TO DO SOME PRELIMINARY EXERCISES WITH LENDING INSTITUTIONS AND HAVE THEM ESTABLISH MAXIMUM LENDING LIMITS.

**\*THE COST SIDE**\_KNOWING BUILDING COSTS BECOMES NECESSARY. UNFORTUNATELY ESTABLISHING REAL BUILDING COSTS CAN BE COMPLICATED AND ELUSIVE. PRICE TAGS EXIST ON HOMES FOR SALE BUT NOT FOR CUSTOM HOMES WE WANT TO BUILD. BELOW NOTED ARE A FEW WAYS TO EDUCATE ONESELF ABOUT BUILDING COSTS.

## LOCATION BASED COST COEFFICIENTS

**\*IMPORTANCE**\_REGIONS AND SPECIFIC STATE AND URBAN LOCATIONS HAVE COST OF LIVING COEFFICIENTS. REAL ESTATE VALUES (AND TAXES) ARE ONE COMPONENT EASY TO RESEARCH. IF RELOCATING IT IS CLEARLY HELPFUL DATA, AND CAN INFORM IF 'MORE HOME', OR 'LESS HOME' CAN BE BUILT FOR THE VALUE OF ONE'S CURRENT LOCATION.

## CONFIRMING HOUSING COSTS BY LOCAL PRODUCT RECENTLY SOLD

**\*SELECT COMPARABLE PRODUCT**\_THE REAL ESTATE COMMUNITY VALUES HOMES USING THE SIMPLE TOOL REFERRED TO AS 'COMPARABLES' WHEREIN SIMILAR PROJECTS WITHIN A NEIGHBORHOOD OR LIMITED GEOGRAPHIC AREA ARE 'COMPARED' BY SIZE, CONDITION, AGE AND PRICE.

**\*SEARCHING COMPARABLES**\_INDIVIDUALS CAN RESEARCH THIS SAME DATA THROUGH PUBLIC RECORDS AND/OR PRIVATE REAL ESTATE INTERNET SITES. RECORDED SALE PRICES AND SQUARE FOOTAGE ARE TYPICALLY LISTED AND THEREFORE COST PER SQUARE FT SIMPLE TO CALCULATE.

**\*LOT AND LOCATION VALUE**\_IF EXECUTING A REMOTE SEARCH BE AWARE THAT BOTH LOT AND LOCATION ARE HARD TO CIPHER THROUGH TYPICAL REAL ESTATE PHOTOS, WHICH CAN LEAD TO VALUE MISINTERPRETATION. LOT AND LOCATION ARE A BIG DEAL. PHYSICAL VISITS ALWAYS HIGHLY RECOMMENDED.

**\*LIMITATION**\_THIS DATA CAN ESTABLISH REAL ESTATE VALUES PER SQUARE FT.. NEW HOMES FOR SALE/SOLD ARE A BETTER GUAGE REGARDING COSTS TO BUILD, BUT STILL DO NOT VERIFY ACTUAL COSTS TO BUILD.

## BUDGETING BY CONDITIONED SQUARE FOOT

**\*ALL GROSS FOOTAGE INCLUDED IN THE CONDITIONED SQUARE FT NUMBER**\_THIS BUDGET LANGUAGE IS THE PROBABLY THE MOST COMMON WHEREIN THE ENTIRE PROJECT COST IS DIVIDED BY THE CONDITIONED (LEGAL) SQUARE FOOT WITH A RESULTING COST PER SQUARE FT.. THAT COST PER SQUARE FT THEN **INCLUDES ALL** THE NON-CONDITIONED SPACE--- WHICH CAN BE SUBSTANTIAL AND A SIGNIFICANT VARIABLE.

## BUDGETING BY COMPONENT PER SQUARE FOOT

**\*COMPONENTS**\_BELOW LISTED COMPONENTS HAVE DIFFERING LEVELS OF COMPLICATION AND COST. SOME DATA KEEPING BUILDERS **MAY** KNOW EXACTLY THEIR COST BASE FOR THESE VARIOUS COMPONENTS. THE RS MEANS GUIDE NOTED BELOW IS ALSO A RESOURCE.

**\*CONDITIONED SQUARE FOOTAGE**\_CONDITIONED FOOTAGE-IS HEATED/COOLED, FINISHED, AND "LEGAL".

**\*UNCONDITIONED (PARTIALLY FINISHED) SQUARE FOOTAGE**\_BASEMENTS, ATTIC SPACES, GARAGES TYPICALLY.

**\*EXTERIOR LIVING UNDER ROOF SQUARE FOOTAGE**\_UNCONDITIONED PORCHES.

**\*OPEN DECKS**\_SELF EXPLANATORY

**\*OPEN PATIOS ON GRADE**\_SELF EXPLANATORY

## BUDGETING WITH BUILDER INPUT

**\*BEST METHOD, BUT**\_THEORETICALLY BUILDERS WOULD BE THE BEST SOURCE FOR BUDGETING ASSISTANCE. AND IN SOME CASES THIS MAY BE THE CASE. BUT NOT ALL BUILDERS KEEP EFFECTIVE COSTING RECORDS, AND PROJECTS ALL HAVE VARIABLES. SO.....

**\*FINAL BIDDING**\_THE MOST ACCURATE CONSTRUCTION NUMBER WILL COME WHEN FINAL DRAWINGS AND A VERY REAL SITE CONDITION IS DETERMINED AND THAT NECESSARILY CANNOT BE RESOLVED AT THIS BUDGET PHASE. WISDOM THEREFORE SUGGESTS THAT WHATEVER METHOD IS USED TO ESTABLISH BUDGET NUMBERS BE ACCOMPANIED WITH A 10% TO 15% CONTINGENCY FACTOR.

## BUDGETING WITH RSMMeans

**\*A GOOD GUAGE**\_RS MEANS HAS BEEN PRODUCING CONSTRUCTION COST GUIDES FOR DECADES. THEY OFFER A (SLIGHTLY PRICEY) RESIDENTIAL COST DATA BOOK THAT MAY PROVE A VIABLE INVESTMENT FOR A DIYER WHO IS COST CONSCIOUS AND IS WILLING TO DO SOME CALCULATING. TOTAL PROJECT, ASSEMBLY, AND UNIT COSTS ARE ALL PRESENTED WITH REGIONAL COST COEFFICIENTS. SEARCH RS MEANS.

## INTRO

\***CHECK THE DESIGN GUIDE**\_SHEET d1.1 GIVES AN OVERVIEW OF THE SITE SEARCH MECHANICS.

\***BIG DECISIONS**\_BELOW IS A BIGGER PICTURE SUMMARY OF A FEW CATAGORICAL DECISIONS THAT MAY PRECEED A HARD AND SPECIFIC SITE SEARCH.

## TYPE

\***URBAN SITE**\_OR INFILL SITES MAY BE SMALL AND SURROUNDED WITH EXISTING STRUCTURES. PROXIMITY TO SERVICES AND URBAN ASSETS A PLUS. PRIVACY A PREMIUM. ZONING CHECKS CRITICAL. UTILITES USUALLY EASILY ACCESSED.

\***SUB-URBAN**\_LOT SIZES SMALL TO MODEST. SOME DESIGN RESTRICTIONS BY WAY OF COVENANTS. HOA APPROVALS ARE COMMON. UTILITIES USUALLY BROUGHT TO THE LOT. ACCESS INTO A LOT FREQUENTLY PRE-DETERMINED. FAMILY ORIENTED.

\***BIG LOTS**\_SOMETIMES MARKETED AS MINI ESTATE LOTS, FARMETTES, HORSE LOTS, WHEN IN BIG LOT SUBDIVISIONS. SOMETIMES FOUND AS BROKEN PARCEL PIECES. BIG ENOUGH FOR COMPLETE PRIVACY BUT STLL WITH NEIGHBORS. NO STANDARDS RULES ABOUT UTILITIES, ZONING, COVENANTS.

\***RAW RURAL LAND**\_SPACE, PRIVACY, MOTHER NATURE ABUNDANT. DISTANCE OF TRAVEL TO SERVICES NEEDS RESEARCH. WELLS AND ON SITE SEPTIC SYSTEMS COMMON. ACCESS DRIVES AND LAND PREP ARE REAL COSTS -AND INCREASE WITH LENGTH/DISTANCE. NEED TO CHERISH NATURE AND PRIVACY TO APPRECIATE.

## CHARACTER/COMPATABILITY

\***LOCATION PRACTICALITY**\_BASED ON PERSONAL REQUIREMENTS-GROCERY SHOPPING, GENERAL SHOPPING, SCHOOLS OF CHOICE, PLAYGROUNDS AND PARKS, MEDICAL FACILITIES, HIGHWAY AND TRANSPORTATION, ALL WANT EASE OF ACCESS AND TIME TO ACCESS SCRUTINY.

\***SENSE OF PLACE**\_THERE IS A 'SURROUNDING ENVIRONMENT', AND AN APPROACH TO A SITE, THAT SHOULD BE CONSIDERED. CHECK THAT IT FEELS RIGHT. IT BECOMES A CONSTANT IN ONE'S LIFE.

\***SENSE OF HOME**\_ AN 'AT HOME' COMFORT TENDS TO BE AN INSTINCTUAL RESPONSE TO A SITE, AND ONE THAT SHOULD BE HIGHTLY RESPECTED.

\***DESIGN COMPATABILITY**\_IF A DESIGN FORMAT IS PRE SELECTED THEN CHECK ITS COMPATABILITY WITH THE SITE.

\***A LITTLE FORCED HARMONY**\_IT IS SIMPLY NOT ALWAYS POSSIBLE TO 'FIND' THAT PERFECT AND HARMONIOUS SITE. A SITE CAN USUALLY BE MOLDED TO SOME EXTENT TO SUIT A DESIGN WITHOUT VIOLATING THE UNWRITTEN RULES OF SITE RESPECT. AN EYE TOWARD MOVING A LITTLE EARTH CAN HELP.

## SIZE

\***TOTAL SIZE**\_SITES(LOTS) ARE QUANTIFIED IN SQUARE FT OR IN ACRES. 1 ACRE IS 43,560 SQUARE FT..

\***USEFUL SIZE**\_SITES, BOTH LARGE AND SMALL, HAVE BUILDING AREA LIMITATIONS. THOSE MAY BE BY REGULATORY RESTRICTIONS OR NATURAL SITE CONDITIONS-WHICH CAN BE MANY. TAKE THE CHECK LIST (d0.4) SERIOUSLY WHEN INVESTIGATING A SITE AND COME TO KNOW THE USEFUL SIZE OF A SITE (d0.5).

\***BUILDING FOOTPRINT** THE DESIGN GUIDE DISCUSSES MANAGING THE BUILDING FOOTPRINT, WHICH IS THE ACTUAL FOOTPRINT OF THE STRUCTURE(S). THE BUILDING FOOTPRINT IS MANAGED THROUGH IT'S SHAPE AND THE NUMBER OF STORIES UTILIZED. OBVIOUSLY A 1 STORY HOME OF A GIVEN FOOTAGE REQUIRES A LARGER BUILDING FOORPTINT THAN A 3 STORY HOME REALIZING THE SAME SQUARE FOOTAGE.

**CONSTRUCTION AREA**\_THE CONSTRUCTION AREA INCLUDES A PERIMETER AROUND THE BUILDING FOOTPRINT NEEDED FOR CONSTRUCTION, AND THE AREA NEEDED TO MANAGE VEHICLES (INCLUDING CONSTRUCTION VEHICLES). THE USEFUL SITE SIZE NEEDS TO SUPPORT THE CONSTRUCTION AREA.

## SITE BUDGET

\***COST TO PURCHASE**\_IS AN AGREED UPON FIXED COST (+SOME CLOSING/SOFT COSTS)

\***COST TO DEVELOPE**\_THIS IS TOTALLY LOT DEPENDENT. IN THE CASE OF SOME DEVELOPED LOTS IT COULD BE ZERO. WITH UNDEVELOPED LOTS IT CAN BE SIGNIFICANT.

\***COST CATAGORIES**\_ACCESS, WATER, POWER, WASTE MANAGEMENT, DRAINAGE, RETENTION REQUIREMENTS, LAND CLEARING, SOIL AMENDMENTS, CAN ALL HAVE ASSOCIATED COSTS.

\***ADD IT UP**\_SO ADDING DEVELOPMENT COSTS TO THE PURCHASE PRICE IS NECESSARY TO REALIZE A TOTAL SITE COST.

## CHECKING THE 'MECHANICS' OF THE SITE

**\*BE CERTAIN**\_THE 3 CHECKLISTS BELOW WILL WANT TO BE RESEARCHED, AND PREFERABLY BEFORE A SITE IS SECURED. IT IS EASY TO GLOSS OVER THINGS AT AN EARLY STAGE WITH THE 'NO PROBLEM' ATTITUDE ONLY TO GET BLINDSIDED DOWN THE ROAD. THESE ARE ADDRESSED IN MORE DETAIL (d1 thru d4)

## THE REGULATORY REQUIREMENT CHECKLIST

- \*ZONING
- \*EASEMENTS/RIGHTS OF WAY
- \*SUBDIVISIONS, COVENANTS
- \*UTILITIES-WATER
- \*UTILITIES-SEWAGE+SEPTIC
- \*UTILITIES-ELECTRIC+COMMUNICATION SERVICES
- \*UTILITIES-COMBUSTIBLE FUELS
- \*DEEDS, SURVEY, LEGAL ENCUMBRANCES

## THE MOTHER NATURE CHECKLIST

- \*SOIL CLASSIFICATION
- \*CLIMATE ZONE
- \*HYGRO-THERMAL CLASS
- \*FROST DEPTH
- \*SNOW LOAD
- \*SEISMIC CLASSIFICATION
- \*WIND CONDITION

## CHECKING THE HARMONY OF THE SITE

**\*SOME ANALYSIS AND SOME INSTINCT**\_THIS CHECKLIST DEALS WITH HOW A DESIGN MAY BE INTEGRATED INTO IT, SO SOME CRITICAL DESIGN THINKING IS IMPORTANT. ALSO VERY IMPORTANT IS SENSING HOW A SITE WILL 'LIVE'. AM I GETTING A VIBE THAT SAYS 'I CAN REALLY LIVE HERE'.

## THE SITE CHARACTERISTICS CHECKLIST

- \*APPROACH
- \*TOPO
- \*SUN ORIENTATION
- \*VIEWS
- \*VEGETATION

## CLOSING ON THE SITE-PRE-REQUISITE TO MAKING THE PROJECT REAL

**\*FAIR WARNING**\_THE SITE IS AN INCREDIBLY CRITICAL COMPONENT. IT IS PRUDENT TO CLOSE ON THE LOT SO IT BECOMES A FIXED INTEGRAL PART OF THE DESIGN MOVING FORWARD. REAL ESTATE DEALS CAN FAIL TO CLOSE FOR A GOOD VARIETY OF REASONS SO WISDOM SUGGESTS TO GET IT DONE.

**MAKE NOTE OF SITE DATA**

TOTAL LOT AREA=1.7 ACRES

BUILDING ENVELOPE AREA=1.04 ACRES

**UTILITIES**

ELECTRIC-yes at road overhead. new pole required.  
underground to meter required.

PUBLIC WATER-yes

PUBLIC SEWAGE-in master plan but no date  
for construction. septic system required

COMMUNICATION-fiber optic on road!

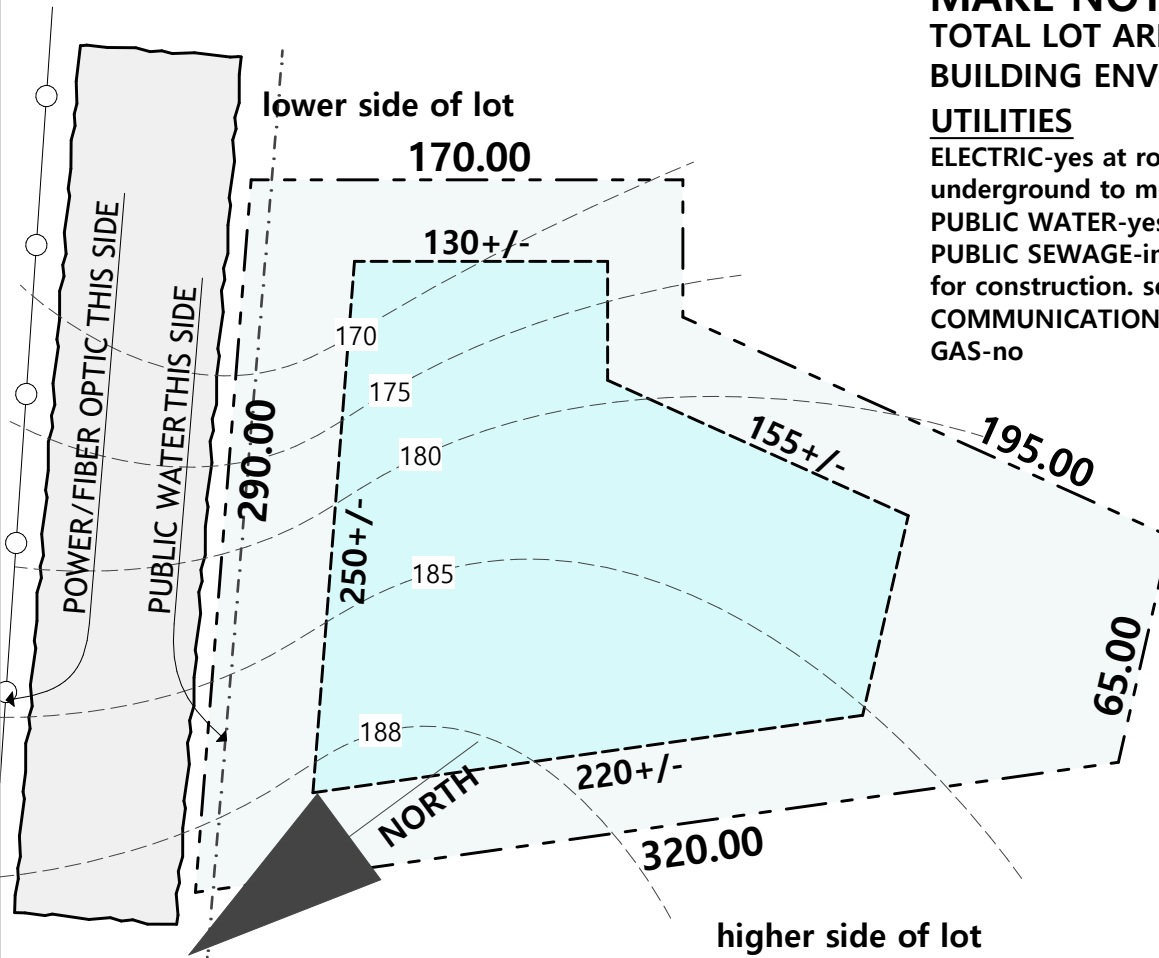
GAS-no

**ZONING**

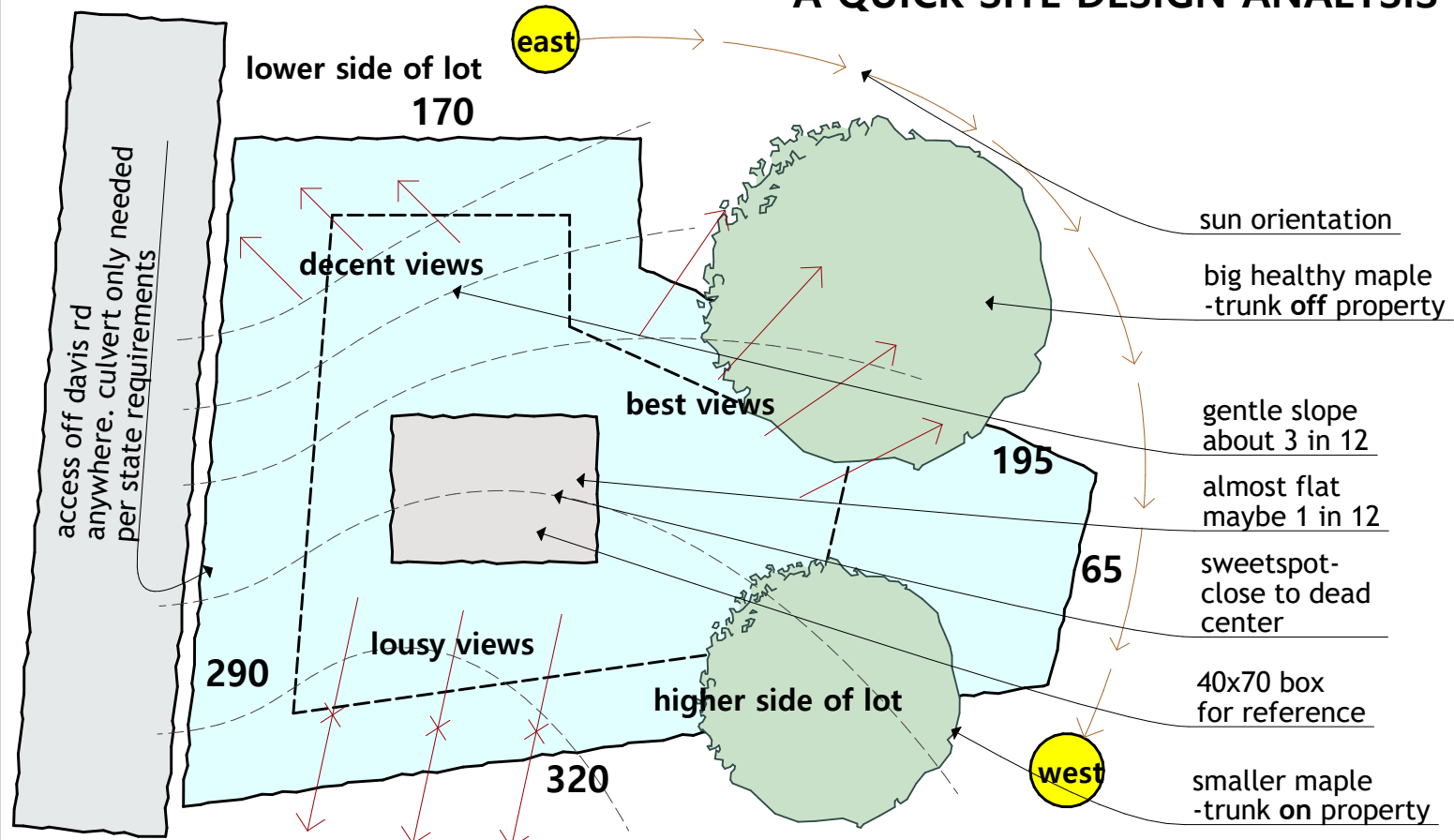
R-2\_single family  
USE RESTRICTIONS\_no rentals  
HT RESTRICTION\_35'  
FRONT SETBACK\_30 feet  
SIDES SETBACKS\_20 feet  
REAR SETBACK\_50 feet  
COVENANTS/HOA\_na

**MOTHER NATURE**

SOIL\_needs checking  
CLIMATE\_ZONE\_4  
FROST\_24"  
SNOW\_20psf  
SEISMIC\_no  
WIND\_probably no



**A QUICK SITE DESIGN ANALYSIS**



## ALLOCATING SIZES TO THE LISTING GROUPS

\*HELP\_FIND ASSISTANCE IN THE ROOM PLANNING CHAPTER OF THE DESIGN GUIDE PRESENTING SMALL, MEDIUM, AND LARGE SIZES TO ROOMS AND FUNCTIONS (d8-d10)

### SLEEPING

BEDRM 1/CL\_10X12 min  
BEDRM 2/CL\_12X13 min  
+COMMON BATH\_5+X8+

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MASTER\_14X14 min  
+ BATH+WIC\_??

### VEHICLES

OPEN PARKING\_9x18  
GARAGE\_22x26  
+ACCESS

### ENTRY

UNDER COVER MIN\_5x5  
EXTENDED PORCH\_6x LONGER ??

### EXTERIOR LIVING

COVERED\_11x13 1 function  
OPEN PATIOS \_\_?

### LIVING SPACES

KIDS COMMON RM\_12x14  
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FAMILY RM\_15x17

### UTILITY AREAS

MUD RM\_6x6 +/-  
GENERAL CLOSET\_5x7  
PDR RM\_5x5 or 3x7  
LAUND RM\_6x7 ideal  
MECHANICAL EQUIP \_\_?

### KITCHEN

WORKING KITCHEN\_10x12  
ISLAND/SINK!!\_8'x3'd min  
PANTRY\_4'x2'd in line ok

### EATING

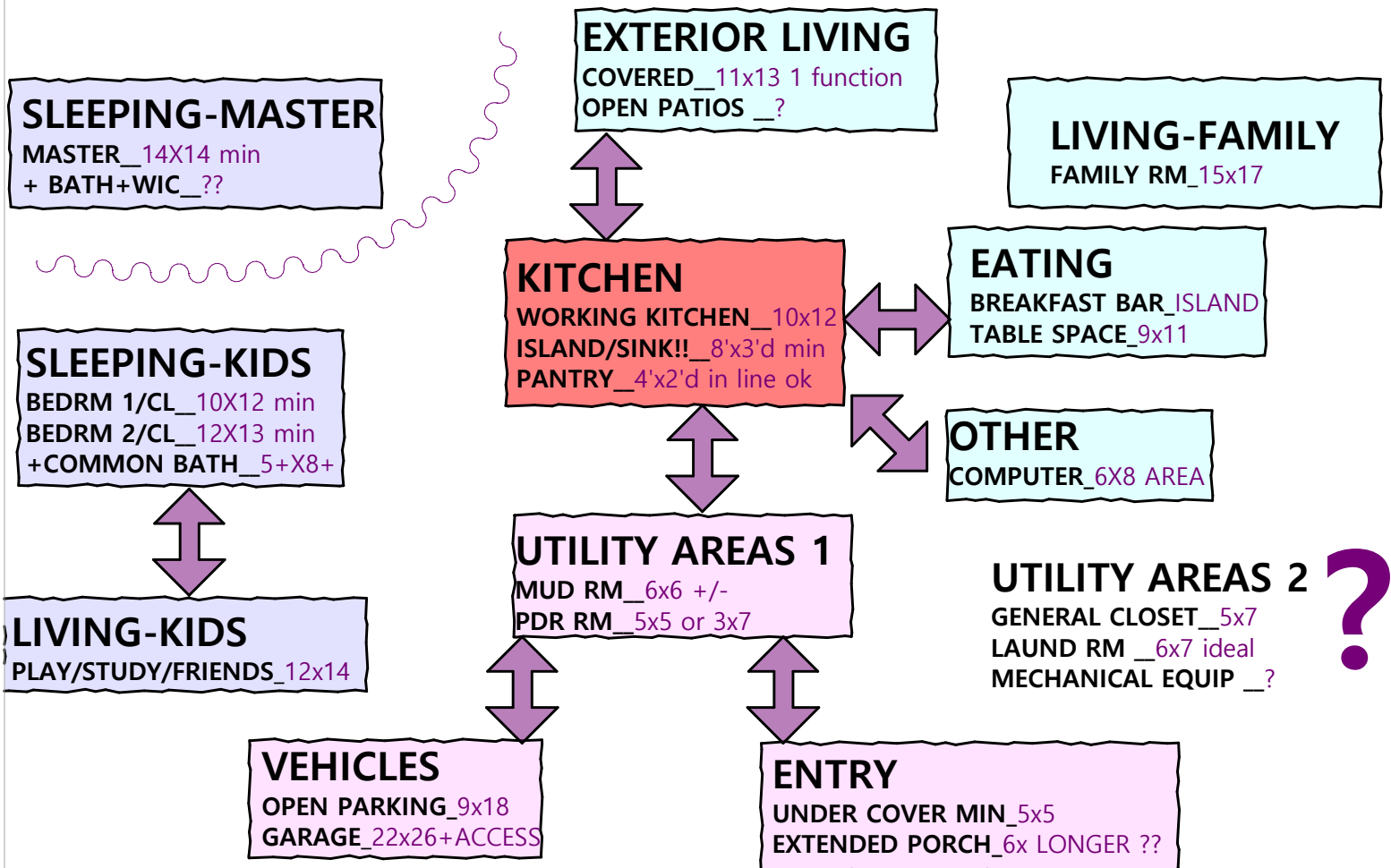
BREAKFAST BAR\_ISLAND  
TABLE SPACE\_9x11

### OTHER

COMPUTER\_6X8 AREA

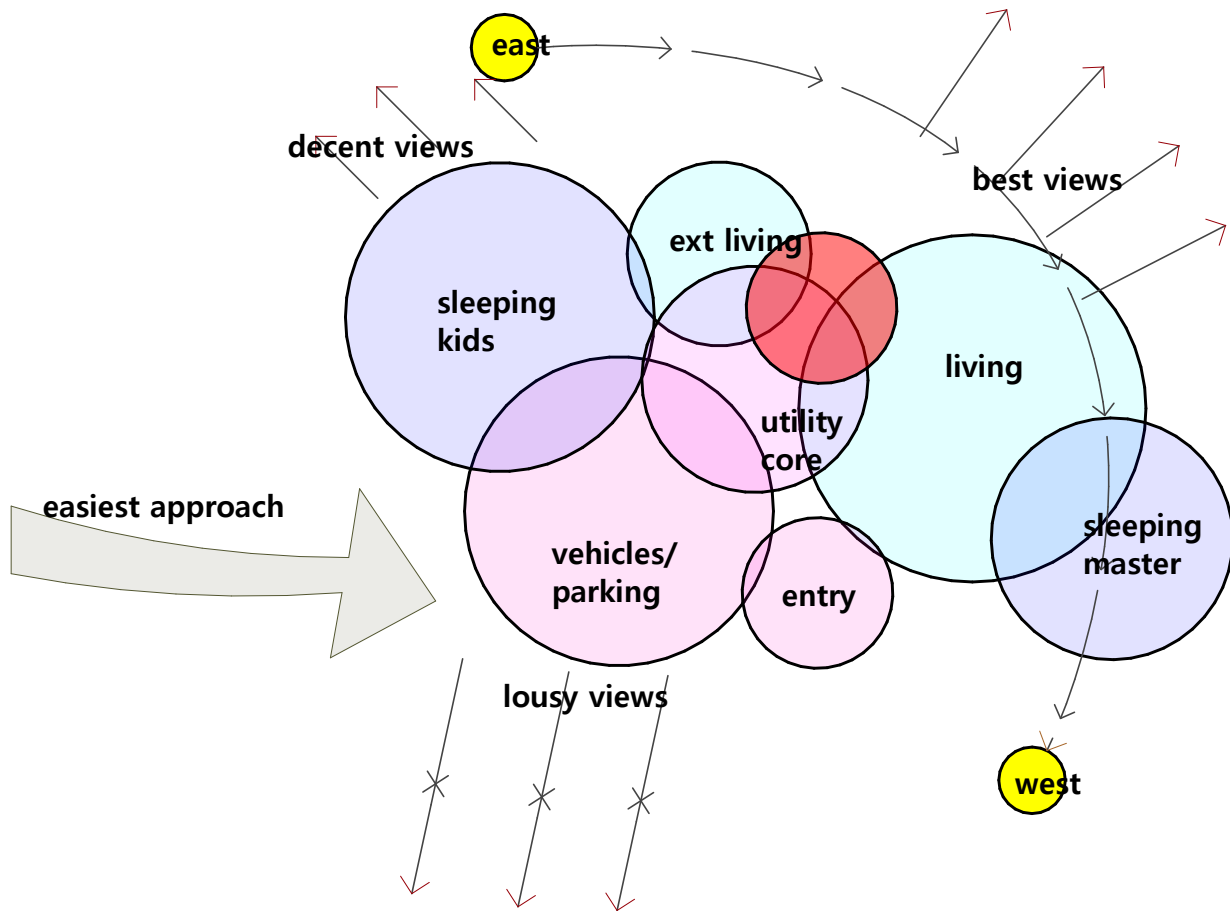
## PLACING LISTING GROUPS IN RELATIONSHIPS

\*HELP\_SUMMARIZES THE DESIRED CONNECTIONS/PROXIMITY OF SPACES AND FUNCTIONS. COMMENTS



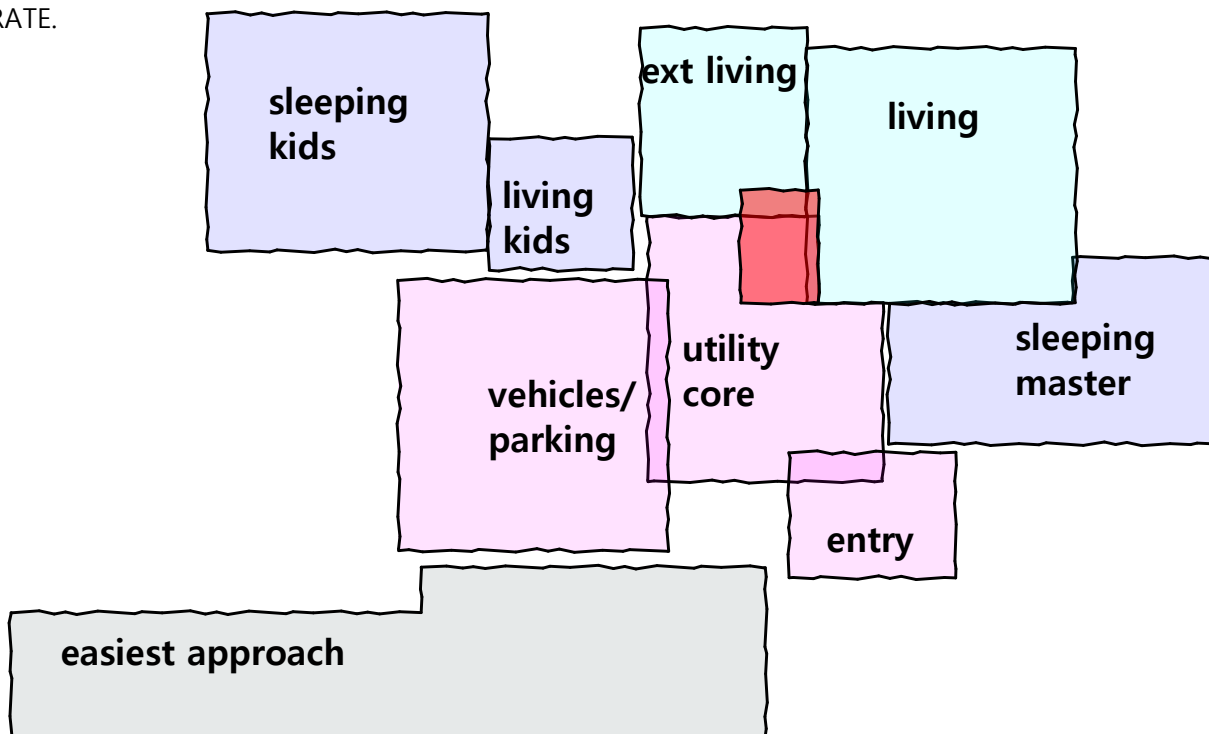
## THE BUBBLE DIAGRAM METHOD

\*PHASE 1\_BUBBLE DIAGRAM DOODLES CAN BE QUITE QUICKLY DONE. VALUE IS IN TESTING RELATIONSHIPS BETWEEN THE VARIOUS FUNCTIONS AND TESTING THEIR POSITIONING ON THE SITE.



## REFINING THE BUBBLE DIAGRAM

\*PHASE 2 BUBBLE DIAGRAMS CAN FAIRLY EASILY BE SCALED INTO RECTANGULAR BLOCKS MORE CLOSELY REPRESENTING COMPONENT SIZES. THIS PROCESS CAN CONTINUE AND BECOME INCREASINGLY DETAILED AND ACCURATE.





**SEARCH FOR A PROXIMATE PLAN THAT SUITS THE PROGRAM+SITE**

\*NOTATIONS\_GET FREE AND LOOSE WITH THESE AT FIRST PASS. THEN REVISIT. THIS EXAMPLE SHOWS COMMENTS ON FLOOR PLANS ONLY. IF ELEVATIONS OR 3D VIEWS ARE AVAILABLE RESPONSIVE COMMENTS ARE SIMILARLY BENEFICIAL..

like the living to utilize the big view view. maybe have to more or re-configure f.p. or porch

ditto view from master. turn bed somehow?

like the size of the utility space. maybe try a few alt arrangements

deeper for pick up

MAIN FLOOR PLAN

maybe move the master package forward on lot. also master a little bigger than needed

plenty turn around for pick up

rethink small flex area if space for common rm found

UPPER FLOOR PLAN

floor good for the kids bedrms but missing the kids common rm.

possible to put common rm over garage -or the master??

## UNIVERSAL START UP

**\*ALL NEW HOME PROJECTS** \_THE PRECEEDING START UP OVERVIEW IS APPLICABLE TO ANY NEW HOME PROJECT. ONCE A GOOD UNDERSTANDING OF THE PROGRAM REQUIREMENTS, AND A DESIGN BASED SITE SELECTION IS COMPLETED THE PROJECT MOVES FORWARD FREQUENTLY REQUIRING HELP FROM THE APPROPRIATE PROFESSIONAL.

**\*STANDARD PHASES OF SERVICE**\_SCHEMATIC DESIGNS, DESIGN DEVELOPMENT, AND CONSTRUCTION DOCUMENTS ARE THE 3 SEQUENTIAL DESIGN/DRAWING PHASES THAT FOLLOW THIS START-UP. THESE TERMS ARE STANDARD WITHIN THE ARCHITECTURAL COMMUNITY. OTHER TERMS MAY BE USED BUT THE SEQUENCE NECESSARILY REMAINS THE SAME. IT IS A CONTINUOUS PATH OF REFINEMENT AND DETAILING.

## SCHEMATIC DESIGNS

**\*TRANSFORMING START UP DATA INTO A DESIGN FORM**\_WHETHER FROM LISTS, BUBBLE DIAGRAMS, AND OR EXISTING APPROXIMATE PLAN ADJUSTMENTS, THE SCHEMATIC DESIGN PHASE TAKES THINGS A STEP FORWARD INTO A RECOGNIZABLE HOME DESIGN SUITED TO THAT PROSPECTIVE SITE. IT SHOULD HAVE A REASONABLY ACCURATE SCALE, INCLUDE PRIMARY SPACES AND MOST SECONDARY AND SUPPLEMENTAL SPACES, DOORS, WINDOWS. IT ALSO WANTS TO HAVE A GRASP OF THE 3RD DIMENSION -REQUIRING BUILDING MASS AND ROOF FORM.

## DESIGN DEVELOPMENT

**\*THE DESIGN BECOMES REAL AND BUILDABLE**\_THE DESIGN DEVELOPMENT TAKES THE SCHEMATIC AND PUSHES EVERYTHING INTO A MORE REALISTIC PACKAGE. THE DESIGN PLANS OFFERED ON THIS HOMEArchitecture.pro SITE REPRESENTATIVE OF THE DESIGN DEVELOPMENT PHASE. THEY ARE POISED TO BECOME CONSTRUCTION DOCUMENTS.

## CONSTRUCTION DOCUMENTS

**\*READY FOR CONSTRUCTION**\_DESIGN DEVELOPMENT DRAWINGS, ONCE APPROVED BY THE END USER, ARE FURTHER DEVELOPED AND EMERGE AS THE WORKING TOOL FOR ALL TRADES TO USE TO CONSTRUCT THE RESIDENCE.

**\*FINAL ENGINEERING**\_BY LOCALLY LICENSED PROFESSIONAL STRUCTURAL ENGINEERS MAY BE REQUIRED

## STANDARDS FOR CONSTRUCTION DRAWINGS ???

**\*DETAIL AND PROJECT COMPLEXITY**\_THE INCREDIBLE VARIATION IN TYPE AND COMPLEXITY OF RESIDENCES REALLY PRECLUDE THERE BEING AND FIXED STANDARD FOR DESIGN AND CONSTRUCTION DRAWINGS. A SMALL 1 STORY SLAB ON GRADE TEXAS DWELLING HAS A DIFFERENT SET OF REQUIREMENTS AND CONSEQUENT DRAWINGS THAN A LARGE ROCKY MOUNTAIN CUSTOM RESIDENCE. REQUIRED DRAWINGS NEED TO FIT THE CIRCUMSTANCES, LOCATION. AND SPECIFIC PROJECT.

## WHO DOES WHAT?

**\*NO RULES**\_TO ATTEMPT TO DESCRIBE ALL POSSIBLE SCENARIOS AS TO HOW PROJECTS UNFOLD IS DIFFICULT AND POSSIBLY MISLEADING. COMMON SENSE SUGGESTS A CLIENT TAKE THIS START UP PROCESS AS FAR AS POSSIBLE WITHOUT GETTING OFF TRACK/IN TROUBLE.

**\*KICK THE TIRES**\_ONE OR MORE OF THE BELOW GENERICALLY NOTED PROFESSIONAL SERVICES WILL LIKELY BECOME VERY HELPFUL IF NOT REQUIRED. COMMON SENSE WILL SUGGEST WHERE TO TURN. CAREFUL INTERVIEWING WILL UNCOVER THE BETTER CANDIDATES TO WORK WITH. CERTIFICATES AND LICENSES ARE **NOT** THE ONLY OR NECESSARILY THE MOST RELIABLE INDICATORS FOR THE BEST CHOICES.

## GENERIC TYPES OF PROFESSIONAL HELP

**\*DESIGNER/DECORATORS**\_TYPICALLY EXPERIENCED WITH LAYOUT WORK, WORKING WITH FURNITURE ARRANGEMENTS, KITCHENS AND BATHS AND MATERIAL AND COLOR SELECTIONS. \*

**\*BUILDING DESIGNERS**\_OR HOME PLANNERS, TYPICALLY EXPERIENCED WITH BOTH DESIGNING AND DRAWING HOMES.

**\*ARCHITECTS**\_PROFESSIONALLY EDUCATED AND STATE LICENSED TO PRACTICE ARCHITECTURE. RECOGNIZED AS A 'DESIGN PROFESSIONAL' BY THE IRC. LEARNED SKILLS ARE DESIGN, DRAWING, AND SOMETIMES ENGINEERING

**\*ENGINEERS (PE)**\_PROFESSIONALLY EDUCATED AND STATE LICENSED TO PRACTICE ENGINEERING. APPROPRIATE SKILLS ARE STRUCTURAL ENGINEERING AS REQ'D AND THE DRAWING OF THE STRUCTURAL CONSTRUCTION DOCUMENTS AS/WHEN NEEDED. RECOGNIZED AS A 'DESIGN PROFESSIONAL' BY THE IRC.

**\*\*"DESIGN PROFESSIONAL"**\_ARCHITECTS AND ENGINEERS ARE SO CLASSIFIED AND HAVE SOME CLOUT IN DECIPHERING BUILDING CODE REEQUIREMENTS AND DESIGNING/IMPLEMENTING ALTERNATIVE SOLUTIONS.