

# 1. Design Process Summary Sheet

Helping you understand the design process from concept to completion.

**A basic outline of how the design process works, including the important steps and milestones.**

We are often asked "how does the design process work?" This worksheet is designed to give you an idea of how design takes shape in our office. Residential design is very hands-on. You can expect a lot of hand holding, listening, sharing ideas and multiple back-and-forth interactions.

Your home is a huge investment and should be what you envision. We want you to experience the whole process, because it's your process.

When you're ready to build, we're here to help.

**This packet includes:**

## 🏠 1. Summary Sheet

- Once you've checked all the boxes below, you'll be more ready to move to the Design Phase.

## 🏠 2. Site Analysis

- Getting the whole story from the site.

## 🏠 3. Solar Study

- How the sun affects the home design.

## 🏠 4. Schematic Design

- Starting the design process.

## 🏠 5. Design Development

- Plan evolution.

## 🏠 6. Colors and Material Selections

- Getting what you want within the constraints of the budget.

## 🏠 7. Construction Documents

- Applying instructions to the design.

## 🏠 8. The Build Process

- Seeing the vision come to life.



# 2. Site Analysis

Understanding the constraints and attributes of your site.

## Getting the site correct is the fundamental key to overall project success.

A survey of the site with topography and property boundaries is the first step in the process. This is the very start of the process and should be carefully done.

After the survey there will be many more questions. We're here to help you ask the right questions in order to fully understand the characteristics and constraints of your chosen lot.

Here is a list of questions that we will need the site to answer.

- 🏠 Where are the view corridors?
- 🏠 How do we access the lot?
- 🏠 How does the sun affect the lot and our desired orientation?
- 🏠 What kind of slope are we dealing with?
- 🏠 Is the limit of disturbance platted or can we alter it if needed?
- 🏠 What is the soil like?
- 🏠 What specific restrictions are there for height?
- 🏠 What are the building setbacks?
- 🏠 Are there easements we need to be aware of?
- 🏠 Is there water on the lot, or any drainage from higher ground?
- 🏠 Where are the neighbor's homes in relation to our desired placement?

There will be more questions than these...many more. Call us when you have a lot selected and we'll help you with an evaluation.



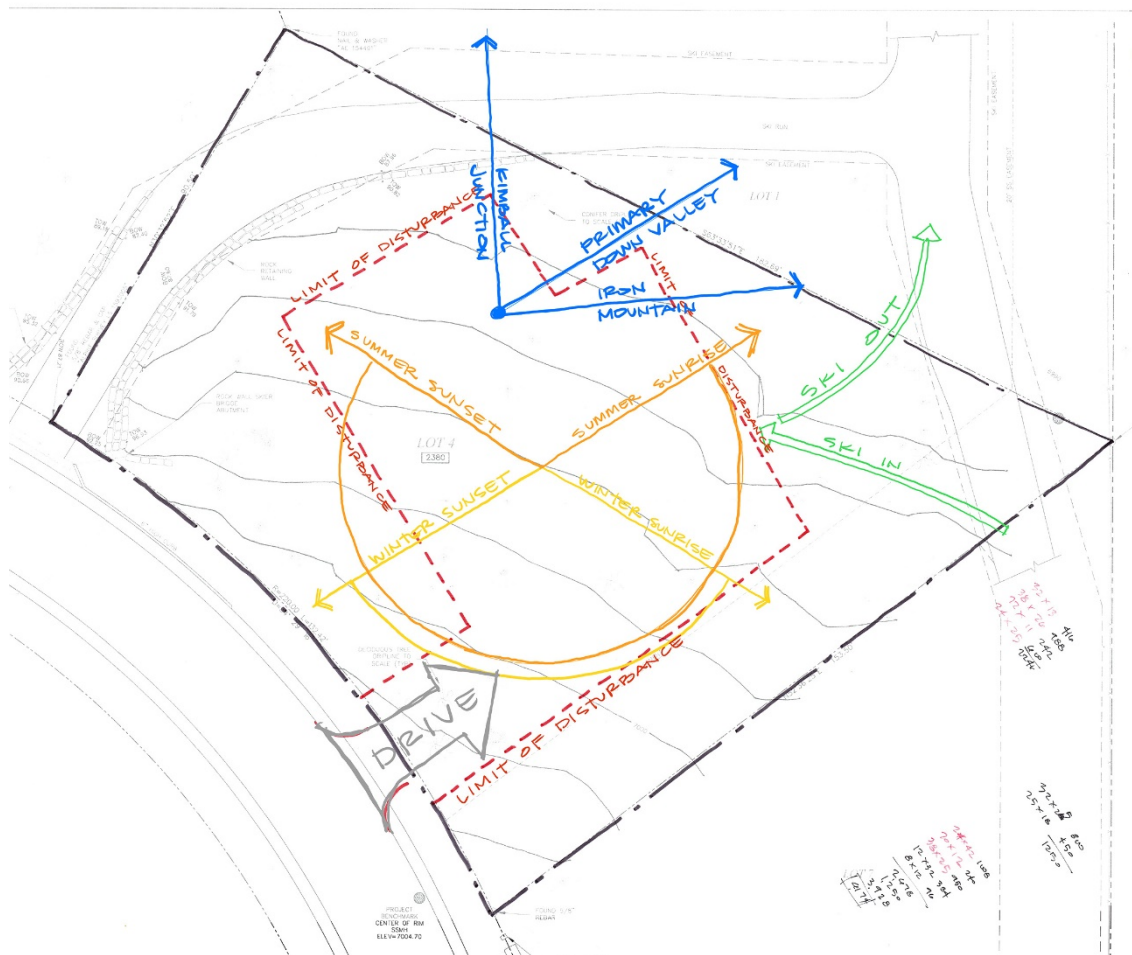
# 3. Solar Study

Working with sun angles and available natural light.

## Let there be light.

It's important to study sun angles and how they differ from winter to summer. Important factors like window placement and protective overhangs come from this study. Driveways are also impacted by sun angles, as well as using landscaping as a buffer to harsh sunlight.

In addition to a relatively simple initial study, when the design process evolves, we will use software to see the sun angles through our window and door openings. The idea is to capture as many views as possible while protecting the interior environment at the same time.



# 4. Schematic Design

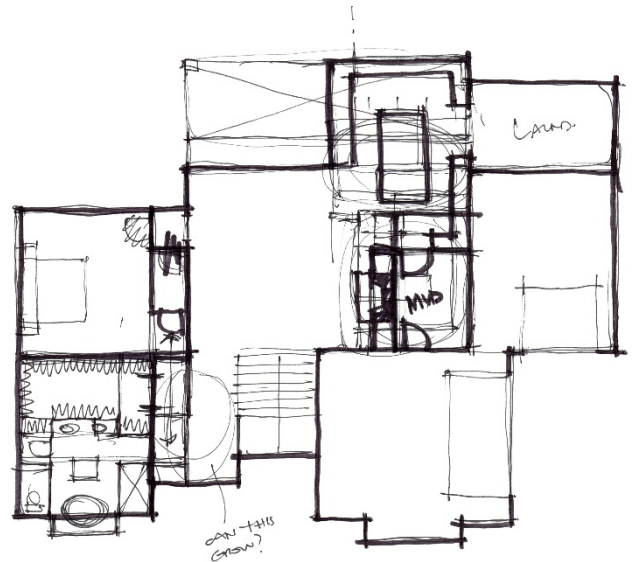
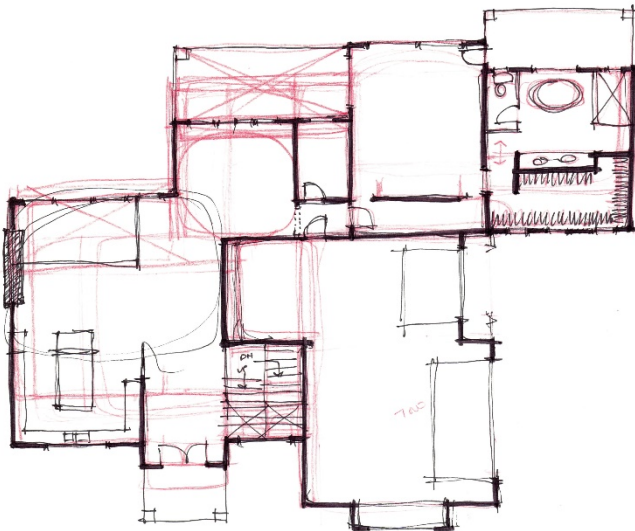
Sketches and diagrams to get the process started.

## What IS going to work, and what is NOT?

All projects need to start somewhere. After understanding the site, the next step is figuring out where rooms need to be to take advantage of views and lighting. We also need to understand where trees are, and how many of them will need to be removed to make the design work.

The site will inform the plan diagram. This diagram will be a very loose sketch to start everybody thinking about the design.

Many sketches may be produced during this process. All ideas need to be brought forward. Sometimes the most informative direction comes from rejected plan ideas.



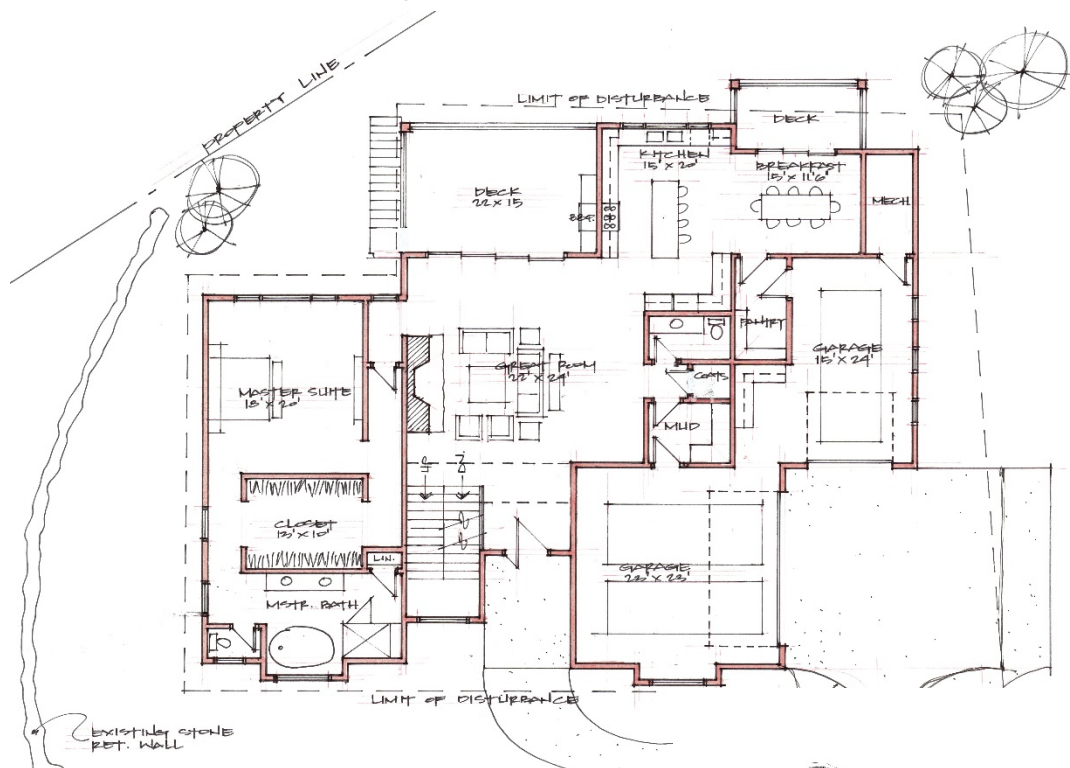
# 5. Design Development

Moving the schematic design into something a little more refined.

## Controlled Evolution

During design development, the plan will evolve combining all the ideas that have been shared. Getting real dimensions together, along with exterior elevation studies and 3D technology, this phase starts to make the home feel very real.

Often the HOA will get involved at this point also, since we will have enough info to put a package together for their review. Don't worry – we handle all the HOA submittals and meetings.

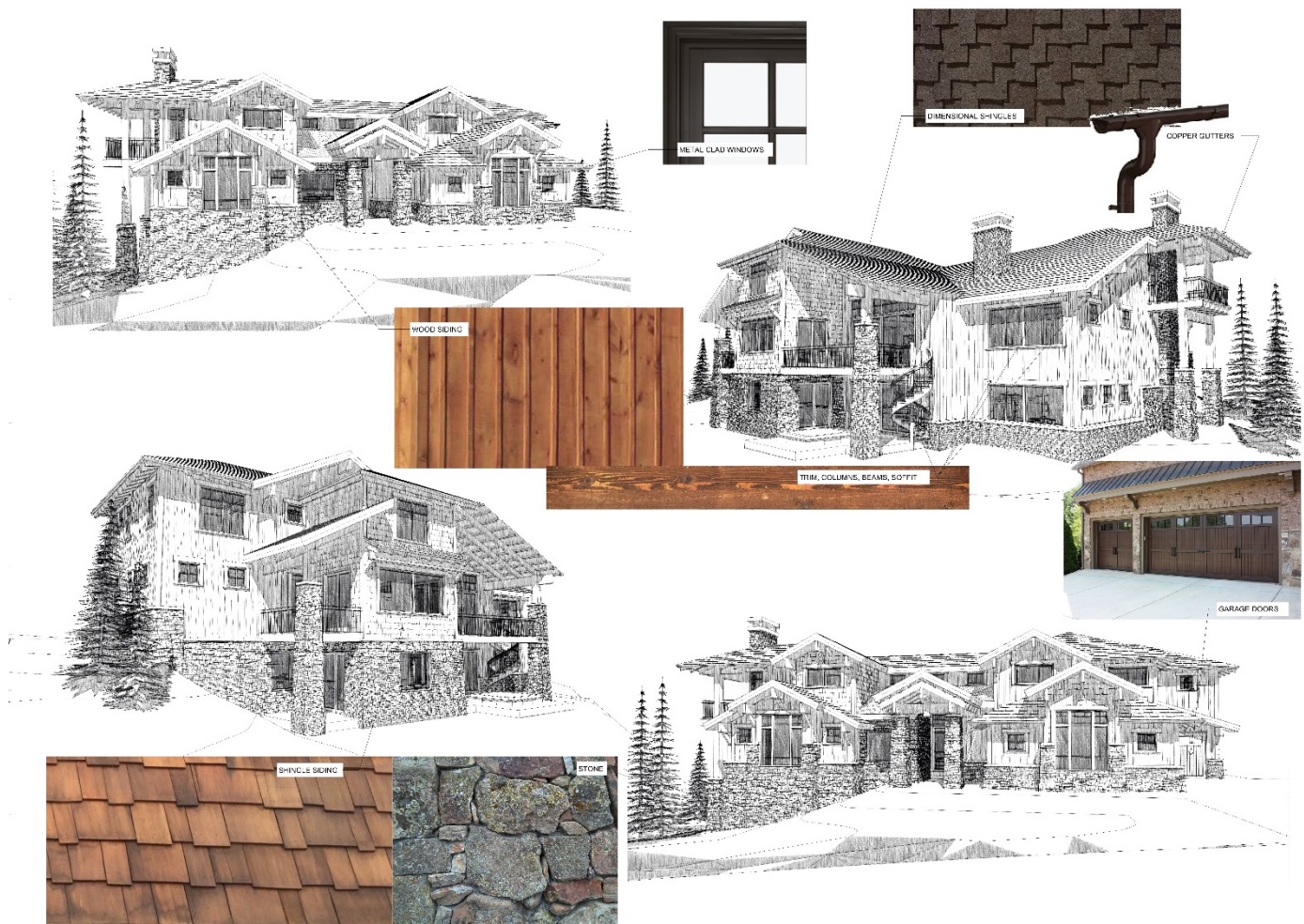


# 6. Colors & Materials

Creating the palette for building your home.

Colors and materials selection are one of the most important parts of the process. They are permanent, and should therefore be studied and carefully selected. Materials also need to fit within the budget, so we'll want to be careful of this also. Again, we must work inside the parameters of the HOA design guidelines. This is a familiar process to us, and we will guide you through it from start to finish.

It is always good to have a mock-up created on one corner of the home before the entire home is clad with the selected materials.



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# 8. The Build Process

Seeing the vision come to life.

## Do you understand what you're seeing?

The building industry has a language of its own and it's easy to get lost in the terminology. In this way, we are your translator. It's our job to explain the options and your job to decide which options work best for you. We'll help you wade through the process from start to finish.

If you don't live near the jobsite, we're there for you. We'll keep you updated with progress photos and a summary of what's going on, and we'll do this as often as you want.

Our motto is "when you're ready to build, we're here to help". We mean it.

## The following are the major milestones of any jobsite.

1. Excavation.
2. Footings & Foundations.
3. Backfill.
4. Floor, wall and roof framing.
5. Dry-in (applying weather-resistant materials)
6. Exterior claddings and interior drywall.
7. Interior floor and wall finishes.
8. Millwork, trim, doors and cabinets.
9. Paint.
10. Finished grading.
11. Flatwork (driveways and sidewalks)
12. Landscaping.

We're trained and experienced in jobsite observation. We'll keep you apprised of how things are going and what decisions need to be made. Two facts of every jobsite: 1) Concrete will crack 2) Field decisions will need to be made. We'll help keep you on-time and on-budget.

