



OCEAN VIEW DRAFTING

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Design Preparation

The following is a list of things to help make the design and building process go as smoothly as possible. We are able to design a home for you from very limited information, however, having this information will help greatly. Should you need assistance during any of these steps, please feel free to contact us.

- The first thing anyone should do prior to starting the design process of a new home is to decide how much you are prepared to spend to build your new home. This amount does not need to be written in stone because it may change as you go through the process but it gives you something to shoot for.
- Next it would be a good idea to take some time to look through a few architectural design magazines to find the style of house that catches your eye the most. Often there will be elements from several styles of homes that you would like to include in your design.
There may be times, when there is a couple involved, that you may both have your preferences and not totally agree on the same style. These are not challenges that can not be overcome. We can help you to make these styles work together to create a design that works for both of you. So please bring all examples of the design features you prefer.
Remember that the style of your home does not necessarily reflect the end cost. There are also many other factors that determine the cost of building a new home.
- Next, it will be very helpful to look over the “Things to Consider” page on our web site. It is printable and should give you some information that you may not have considered as in types of rooms.
- Once you have considered which type of rooms you require, it is time to get a preliminary idea as to how large or small these rooms need to be. As you do this,

remember to add up all of the square footage for these rooms in order to get an idea as to how many square feet your house will be in the end.

Sometimes, measuring your furniture and appliances can help you make some of these decisions. There is no need to arrange the rooms in any particular order at this time. We can help to make all the rooms work together in such a way that will work the best for your needs.

- It would be a good idea at this point, to call several builders in the area that you intend to build. At this point all you really need is a rough square foot price. If you are building a house with more than one level don't forget to ask the builder if the price per square foot will vary on different floors.
- Next, take the square feet of the house and multiply it by the square foot price you have received. At this point, you will be able to adjust the size of rooms, either to make them larger or smaller depending on how the estimated cost for your home compares to your budget. Should the cost be more than your estimated budget, don't be discouraged. There are many ways to save thousands of dollars during construction. We can discuss these things when we get together or through email or on the phone.
- Please take the time to look through some of the links on the "Building Products Page" on our web site. The most important things to look at are things like tubs, fireplaces and entry doors. This will help to determine ensuite, entry and living room/family room sizes needed to accommodate these items.
- While you are on the "Building Products Page" please take the time to look at some of the links for exterior items such as roofing, siding, windows etc. This will help determine the exterior look that meets your taste.
- The final thing to consider would be ceiling type. Flat, Vaulted, Coffered, Exposed Beams

Completing these items will be of great help in the design process and may even save you some money on the cost of creating drawings. We are looking forward to working with you to create the house of your dreams. Should there be any information that you would like that is not on our site, or need any clarification of information that is on our site, please feel free to contact us at any time.