

Things to Consider and How the Process Work

One of the most exciting and fulfilling things you can do is to build a new house. One of the most frustrating and stressful things you can do is to build a house. We have helped many homeowners during their process of building a house (and of course, many, many other smaller projects). It can be a very complicated job involving lots of coordination between the homeowner, builder, architect/designer, subcontractors, banks and suppliers.

You should consider a few things to help with the whole process.

- Be aware that building a house can be a good 'test' of a marriage, partnership, friendship and/or all of the above. Be aware of that fact when you start your project.
- Be realistic in your expectations. Although for the most part everything will proceed along more or less fine, 'bumps in the road' will most likely occur...Mother Nature can interfere, materials or subs may not show up at the right time, last minute changes may be necessary or something you thought would look 'really nice', really doesn't.
- Be realistic with your timeline. Having a deadline is a great motivator but be sure to make them reasonable and if possible, flexible.
- Be realistic with your budget. To paraphrase another old saying, 'Don't expect to get a Cadillac for the price of a Volkswagen'.

Good plans and planning are very important to the success of our project. Reasons for good plans and planning.

- Help assure that any quotes and estimates are close to the true cost of doing something.

- It is far easier (and much cheaper!) to change something with an eraser on a plan than to tear and rebuild walls, reframe window openings or move stairs because they wouldn't fit where they were originally thought to go.
- Make it more probably that when you are comparing competing quotes, you will be comparing 'apples to apples' and not 'apples to oranges'
- It will be easier for your builder make a schedule that can be followed.
- The budget you make will be more accurate and more likely to be adhered to as 'unexpected events' are less likely to occur.
- The planning process will help you decide what is most important for you to have in your home and what compromises you can live with.

We offer a basic plans service to our customers. Customers can use this service to help them further refine their plans and be able to actually see what they want to do. Fees charged for the plans can be credited towards the cost of material for the project.

We strongly recommend that anyone considering building a house or addition, retain the services of a licensed architect or engineer.

Although our plan service can greatly help you refine your ideas, we cannot properly address many of the structural, design, code and other issues that you should take into account before you build your house. Anyone that uses our plans as a basis for construction does so at their own risk.

Here is a rough outline of what you can expect when making up a plan. Call and make sure that JoAnne is available when you would like to come in. Come in with your ideas and wishes so we can go over what you would like to have in your new home.

Although lead times are typically around one week or less, depending on the season and demand those lead times can vary. You will receive a call saying your plans are finished. Come in and pick up your preliminary plans that are typically on 11x17 paper to 1/8" scale.

Payment is due when you pick up your preliminary plans.

Now is the time to get your pencil out and make any changes that you think you would like to make. Change a window size here, move a door here, change the size of the bathroom and don't be bashful to make any of the changes you think you might like. Show the plans to your contractor, if you have one, they always have great ideas. Come back in with the scribbled up plans (it is a good idea to call ahead) so JoAnne can see your revisions. Together we'll go over your scribbles (revisions). Repeat and repeat again if needed. This will take as many times as it needs. When there are no more changes final drawings will be made at 1/4" scale.

Please take time to read our disclaimer and our house plan policies section.