

JAY CORDER ARCHITECT



BUILDING A DREAM HOME

Concept to Construction in **10** Meetings

When it comes to life's big events, most of us inherently like to know what's next. You know the drill. First comes love, then comes marriage, then comes a mini-me in a baby carriage. Except, rarely does life happen so linearly. The same is true of designing and building your dream home. While many people would prefer it to be a linear process, in reality, the experience is fundamentally non-linear.

That's not to say, however, that it should be fraught with uncertainty. On the contrary, at Jay Corder Architect the design process is built on an orderly framework of 10 meetings and deliverables that serve as a point of reference as well as an expectation setter. We like to call it a touchstone, which, while cannot be classified as linear, hopefully, evokes at least as much calm and confidence as an arbitrary timeline.

1

Feasibility Study—This study and assessment of your lot or existing home is critical. Administrative parameters are documented and any potential challenges the lot or your existing home may possess relative to your goals are established. A sample document is provided here for further reference.

2

Preliminary Concepts & Programming—We will work with you to fully outline your goals and "program" for the project. Essentially, this "homework" assignment will require you to think about your dreams, desires, design parameters, and general size requirements. We want you to hear about your big ideas and must-have features. Sites like Houzz, Pinterest, Archilovers, HomeAdore are easy-to-share and provide inspiration and help us better understand your vision.

3

Plan Concepts—This is an exciting first glimpse of your future home. The goal here is to discuss site planning possibilities and the general layout and flow of your home. After presenting and reviewing schematic plans, we'll listen to your input, brainstorm together, and revise.

4

Refined Schematics and Massing—Get ready to feel like you on the set of an HGTV show. View your refined schematics and the initial massing of your home in 3-D through interactive modeling software. Take a virtual walkthrough, from the front door to the backyard swimming pool, from the Master bedroom to the upstairs kids' playroom.

5

Final Schematics—It's a big day in the process. At this meeting, we will finalize the overall design of your dream home. Documents are then prepared for your general contractor so they can begin the initial estimate of construction costs.

6

Schematic Estimate Review—Today it gets real. It's time for your initial estimate of construction costs. We'll discuss the overall scope as well as review individual line items. If necessary, we will "Value Engineer" the project to help determine the necessary changes to construction costs and how this could affect the design.

7

Design Development—There are usually some design changes based on the initial estimates; it's part of the process. At this meeting, there will be another virtual walkthrough of your home. However, this one will be more detailed as we will review initial lighting schemes, cabinet layouts, exterior finishes, and many other exciting design details. Similar to the earlier processes, we'll listen to your input, brainstorm together and revise. We can then take these design refinements in this truncated version, and prepare them for re-issue to your general contractor.

8

Design Development Estimate Review—Great detail will have been sent to your general contractor in an effort to hit a construction cost that is very close to our financial target. There may be further decisions for you to make today, but we'll help guide you through this process.

9

Construction Documents for Bidding, Permitting, and Construction—No set of drawings is ever truly complete, but we love showing off our hard work at this stage. This meeting will be a culmination of every hour spent to date. We will walk you through the entire set of drawings and specifications and provide one last opportunity for any final comments, considerations, or revisions. The goal of this meeting will be final approval from you on the design of the project and to submit this set of drawings to the contractor for final, formal bids.

10

Final Bid Review—If we've done our due diligence as a team, this meeting should be a mere formality. The cost of construction should be well within standard margins and the bid should be thorough and complete. Our goal is to leave you with a tentative construction schedule and a smile on your face! The construction of your dream home is about to begin.

There you go, Concept to Construction in 10 Meetings. Feel free to reach out to us if you are ready to start building your Dream Home.

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