

THE BUILDING DESIGN PROCESS - REQUIRED STEPS TO SUCCESS

# DATUMPOINT

S T U D I O S

# Start here

Ask yourself... Am I aware of what's required from start to finish?

Once you have connected with your Emotional Viewpoint, it's time to start thinking about how you can best communicate this Vision to the many people required to make this dream... a Reality!

And before you can communicate that Vision, you will need to Find these talented and experienced individuals and start asking Questions!

It is hoped that this series of writings will help inform, and prompt you to seek out more detailed information about what is required to design and build a custom home.

Once you have the basic understanding of the various steps required, how long to expect each step (or phase) will take, and approximately how much to budget for, you can then move forward with focus, energy and be in control of the process according to your expectations and timetable... not anyone else's.

**This need not be a stressor folks!**

We get a call now and then, which goes like this...

*"Hi, we are wanting to build a house. We have a builder already lined up but cannot find a plan that works for us and the lot we have. The builder has a contract with us and has scheduled to start in two weeks. Can you help us?"*

That example is one where the builder is setting the schedule and not You!  
Not good... You're stressed already, and a shovel hasn't even hit the ground yet.

Time to take control of the process...

1. Always ask yourself, "Why am I doing this?"
2. Do not hire anyone until you are sure of what you are buying.
3. Make sure you are comfortable with the timing of your Project and not be directed by others who have their own best interests in mind.
4. It's Your home, not anyone else's.

So, if the example call to my office above doesn't work for you... do you want to read further about some realistic expectations of how much time you may need?

Would that be okay with You?

We are outlining the following basic process because we saw a need in the residential marketplace to help inform people interested in building a new home.

The steps required might not have changed much over the years, but the information that needs to be presented for a building permit in today's residential construction environment has!

**Folks are trying to run, before they have the walk mastered!**

The consequence of inadequate upfront research and planning is like building a home on a bad foundation.

The foundations are the most important part because everything rests on "it's shoulders". It is very expensive to change the foundations once you have started to

build on top of them. However, it's very easy to change them when they are simple lines on a plan sheet.

We always advise anyone looking to plan and build a new home, to allow yourself the gift of time and not rush the design process too much.

This part of the overall process should not feel like a sprint to the finish line. This time should be enjoyable and one of exploration and discovery.

Let the design Breathe and take Life...

Push and pull the spaces, until it Feels Right!

# Step 1

## Needs and Options Review

This is what we call, “the Brief”.

Initial contact where you provide the building design professional the information about what you have envisioned in a new home. We send out our pre-meeting Questionnaire and ask that it be filled out and returned along with any additional information relating to the site, sample floor plans, exterior finish style, etc. Having a chance to review this information allows us to determine if Datum Point Studios is a good fit for your Project. If we are, then a Needs and Options Review meeting is scheduled through our website booking calendar.

**Have a conversation with yourself and keep asking why you want what it is you say you want.**

Once you feel you have all the items of interest accounted for and discussed with your building design professional, then “the Brief” is complete. We then use this information gathering to prepare a detailed Fee Proposal/Agreement which will form the contract between you and the building design professional.

This detailed document summaries our discussions and presents expected compensations for our involvement to take on the building design aspects of the Project.

This is the step to formally engage (or hire) the building design professional by accepting the terms and conditions prepared specifically for You!

# Step 2

## Concept Design Phase

Now that we are onboard with you, we are now tasked with the assignment of preparing the preliminary 'form and character' of your new home.

### It's time to put the pencil to paper...

Time to roll up our sleeves and get Your ideas of what room goes where... and how the front entrance is to look, etc. Get everything on paper (to scale) for you to look at and discuss. Basic floor plans and exterior elevations are created to convey the "what it is" you envision.

At this stage of the process, we take as much time as needed until you are happy that everything is in it's proper place. There is no limit to how many versions or revisions it takes. Typically, one to two weeks could be the timing here, and there may be some restrictions or limitations due to building code and zoning bylaw regulations, but that's what we're here for... to provide guidance and work along side you in such matters.

# Step 3

## Construction Document Phase

Detailed Design and Pricing Phases.

This stage of the Project relates to how we finish-off the building design plans based on your acceptance and sign-off of the previous Concept Phase.

This is the time we now spend to complete all the various drawings and specifications which are required for submission to your local building inspection department. It's their job to review and approve your design drawing package and grant you a permit to start construction.

In terms of timing this phase can take upwards of three to four weeks depending on the complexity of design. Other Consultants could also be required such as structural engineers, geotechnical engineers, land surveyors, etc. which could extend the timing depending on how they assign resources to complete that portion of the work on your Project.

Okay, I have a design in hand...

Now what?

# Step 4

## Building Contractor and their Contract

Right then. It's now time to get some pricing conducted from professional building Contractors. It is not uncommon to ask several builders to 'Bid' on your design and provide you a Quote for their Services to manage and construct your new home.

How they price their work can vary, so be sure you read and understand what Services they intend to provide.

If you need assistance on who to reach out to, no worries there... we have good working relationships with some well respected and experienced companies who we can recommend for consideration.

Once you have made your selection for a Contractor, then generally our involvement in your Project is complete. The selected Contractor takes over from here and will most likely do the building design permit submission on your behalf as part of their Contract with you.

From this point onward, it's all about You and your Contractor working together directly to discuss the schedule and timing required to construct your new home.

**Never forget to allow yourself... the Luxury of Time!**

This vision of having a new home which you will Enjoy should be driven by your schedule and not others... Take the lead, provide good communication so everyone knows your Intent and enjoy seeing your dream home become a Reality!