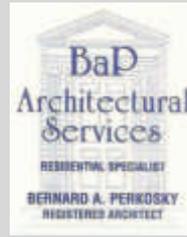


Are you getting closer and about to proceed? If so, then start developing your "wish list". Are you at the point of needing help in developing your Pre-Design Preliminary Action Plan? Maybe we can get you off to a positive start. BaP Architectural Services provides a free 30 minute Clarity Call which allows us to explain the design process in detail before you engage in extreme architectural design services. This Action Plan will allow you to move to the design phase with the key information that any residential architect will be able to use and produce the dream design you are looking for. Call Bernie now at (607) 748-2038 or email us at [baparch@hancock.net](mailto:baparch@hancock.net) to discuss your Pre-Design Preliminary Action Plan.

We offer this 30 minute chat for Free. The reason we offer this service is because we get several people rushing into the design phase of a project without having done their research first. This will cause frustration, confusion and cost over-runs later. We would prefer to have people begin their dream project with a positive and inspiring process while designing and then constructing their dream home or addition. This will be the smartest move you can possibly take in this entire design process.

After we chat, if you decide to proceed with our Pre-design Preliminary Action Plan, we will send you a short questionnaire to get started. This form will help us understand more about you and what motivates you to want to build this project. It's nothing invasive, this just helps us to start on the same page with you. We will also help you develop your "wish list" and provide a sample template to get you started.



"Make a House a Home"

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The Mystical Formula for  
Calculating the Cost  
of your New Custom  
Home or Addition

\$\$\$\$\$\$?



Can you give me an idea of the  
construction costs for this project?



**One of the most frequently asked questions... ..**

... from homeowners when starting the design process of planning their new dream home or addition is "How much is this project going to cost?" There is really no quick or positive answer, however, there are a few simple 'ballpark' figures to at least start with. These table figures represent per Sq. Ft.

	\$ Budget	\$\$ Mid-Range	\$\$\$ Luxury
New Home	\$150 - \$185	\$190 - \$235	\$240 & higher
Remodeling	\$130 - \$175	\$180 - \$215	\$220 & higher
Addition	\$140 - \$200	\$225 - \$260	\$265 & higher

The figures will be useful as a starting baseline for your project. However, there remains substantial unanswered questions to be determined that will affect the costs.

If you really think about it, there are thousands of parameters and decisions that must be made in the 'all' inclusive process of designing and building a new home or Addition.

Without a clear vision of cost in your early planning stages, a homeowner could easily become misguided about the true costs of a project which may lead to disappointment or even worse, an unbuildable project.



So what can I do to get a better idea of cost in the early planning stages?  
What can I really expect regarding the question of cost?



It takes some thought and time, but here's how it's accomplished

**Step 1.**

Prepare a detailed list of what you need to include in your project such as number and type of rooms, sizes, features, type of finish materials, style and quality. The more thought you can put into this initial stage, the more likely you will establish an accurate and closer budget figure. Create a "wish list" and put it in writing. If possible create an "Idea book" on Houzz.com or Pinterest.com to be able to convey your visions on style and materials to your Licensed Residential Architect. Their job is to listen and more.



**Step 2.**

Hire a Licensed Residential Architect to assist and prepare you with a Preliminary design solution for that dream project. That initial design will reflect the items on your "wish list" along with other items that will affect the design such as: the review of zoning constraints, building codes, and many other possible site specific influences on the final costs.

**Step 3.**

Only at this time can a reasonable construction budget be established that will narrow down the probable costs of your project. An experienced residential design professional can prepare a budget based on the approved preliminary design, its actual square footage and experiences from previous projects with further parameters acquired through on-going discussions of specifics for the finished design. Remember, the design process includes a multitude of decisions; what is important at this stage is to get the "big picture".



Well, "This seems like a better and more accurate approach to your initial question than a "ballpark" figure, agree?"



**Step 4.**

Once your probable cost of construction budget is prepared, it's now time to evaluate the cost in relationship to the design. Is the project still within your "ballpark" budget? Can you afford to do the project as planned thus far or do you need to make adjustments in the design before proceeding any further? .....