

AN EXTREME ROADMAP TO YOUR CUSTOM DREAM HOME

1. Site

Site Selection:
 Existing Structures
 Zoning/Code Analysis
 Existing Conditions
 Mortgage Survey
 Site/Building Analysis
 Vacant Land
 Property Survey (topo)
 Zoning/Code Analysis
 Site Analysis
 Development Restrictions

2. Budget

Soft Costs:
 Architectural Fees (6-15% of Construction Costs)
 Engineers Fees (Civil, Structural, MEP, Environmental)
 Hard Costs:
 New Construction (\$180-\$300 PSF)
 Renovation/Additions (\$160-\$275 PSF)
 Site Development Costs (Drives, Utilities)
 Landscaping Site Acquisition Costs
 Permit Costs Financing Costs
 Survey Costs

3. Program

Generic Probable Costs assumptions
 Refined through design development
 Set budget drives size, not the other way around
 List desired spaces and function w/ approximate sizes
 Consider traffic flow within the space
 Develop final gross area of home w/ ad for halls, closets, etc. (+30% of net area)
 Construction Budget:
 Budget formula (budget/SF cost = gross area)
 Example 1 - \$350,000/\$200PSF = 1750 SF GA home
 Example 2 - \$550,000/\$275PSF = 2000 SF GA home

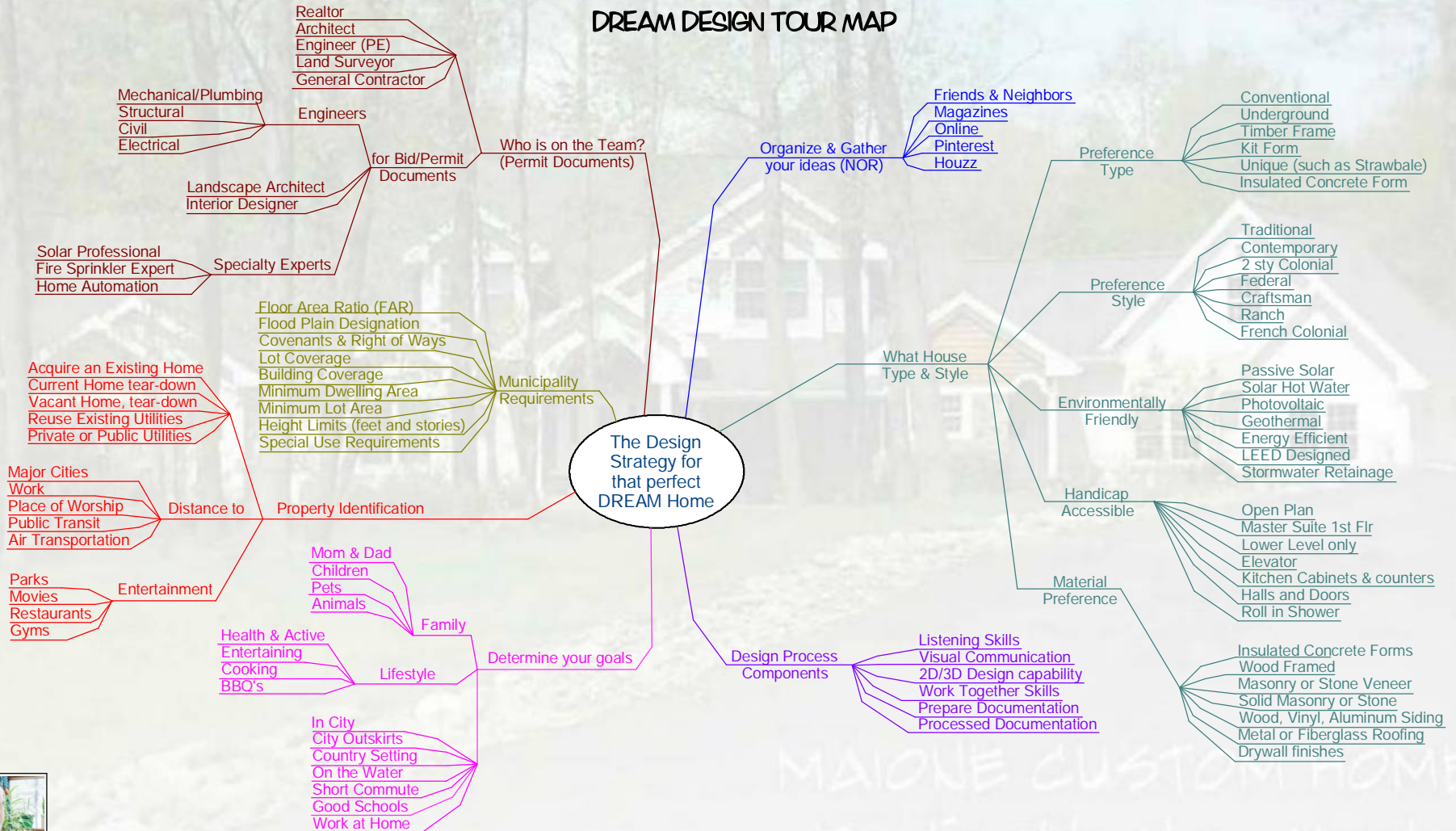
4. Design

Research & Analysis of Project (NOR)
 Programming of Home
 Schematic Designs (SD)
 Design Development (DD)
 Construction Documents (BCD) or Contract Documents (CD)
 Bid Procurement (BP)
 Construction Administration (CA)
 Close Out of Project
 Note: BCD is Basic Construction Documents w/ Generic Specifications

5. Design Team

Homeowners
 Architect
 Sub-Consultants
 General Contractor
 Sub-Contractors
 Land Surveyor
 Landscape Architect
 Interior Designer
 Specialty Consultants

DREAM DESIGN TOUR MAP



Book your 30 minute "next direction" action plan to be on your way today!!! Call (607) 748-2038

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