

Designing Your New Home

The Evolution of a Plan

At Conser Design & Construction, we specialize in making changes to plans to meet *your* needs and desires for your individually customized home. In fact, we often will design a home from scratch, but it is always easier to start with an existing plan and then modify the home as you want or need it.

To illustrate how the process works and what we can do for you, we have put together the following narrative and illustrations to explain the process and remove any concerns you might have about the design procedure of your new home.

The following narrative is from an actual home that was designed, built and completed for clients in 2008. One of the challenges is that the clients were currently living in Rhode Island so all communication was done via e-mail and telephone.

Step #1: Select and reserve your lot with a \$1,000.00 deposit. The risk-free deposit is 100% refundable during the designing and planning stages. If we finalize plans and begin building, the deposit is transferred as an earnest money deposit and will be applied towards the purchase of your new home.

Step #2: Select a plan. In this case, the client's liked the floor plan of our stylish model home, but they wanted to modify it to better suit their lifestyle. We met and discussed the changes that they wanted to make. The client's wanted to adjust the size of the house and make changes to a few room locations.

Here are the original plans and renderings to give you an idea of where we started:



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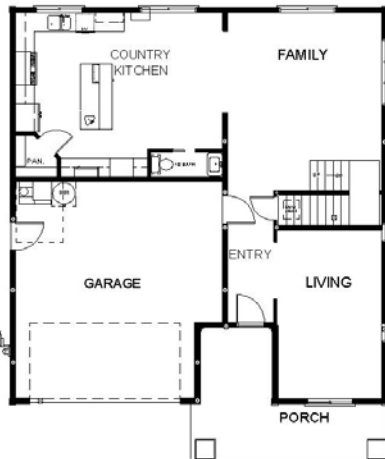


The original plan measured 2671 square feet. The challenge was to eliminate close to 400 square feet in order to meet the clients' budget. In addition, the plan needed to be modified to meet the new requirements of the City's "Land Development Code."

Step #3: Make initial changes. We reduced square footage through the width of the home. We minimized the Kitchen, Dining, Family, Master Bedroom and Bath, as well as the Loft. In addition, a larger front porch was added, the width of the garage was narrowed, and the Master Bath was re-configured. This version also had a Fourth Bedroom added. With these changes, this version measured 2,438 square feet (a reduction of 233 square feet.).

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Here are the illustrations of the first design change:

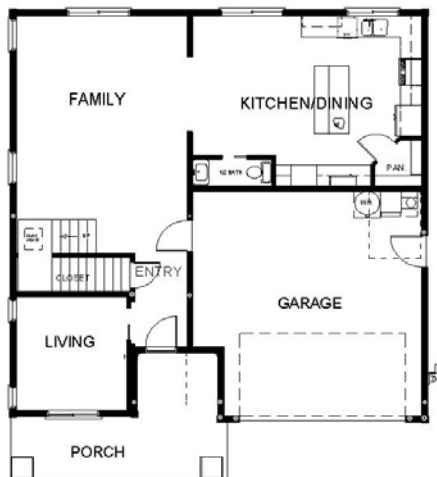


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Step #4: Further revisions to the plan. After looking over the first version of the plan, the clients felt it was still too large. They also wanted a larger Family Room than was in the plans. Additionally, they wanted to modify the front Living Room into a Home Office. To accommodate their desires, we moved the location of the stairs toward the front Living Room to make a larger Family Room. We also omitted the Fourth Bedroom. The client's decided on a different lot, so we flipped the plan. Upstairs, we changed the location of the Loft and flipped the location of the Master Bedroom with the rear Bedroom. We also modified the Master Bath plan. This version measured 2,235 square feet (a reduction of 436 square feet from the original plan!)

Here are illustrations of these changes:



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Step #5: Final Revisions and Price Quote. After reviewing the last version of the plan, the client's made a few other minor requests. The final request was to change the exterior treatment from Board and Batten to Shingles. By this point, we had a complete list of the items and finishes desired in the home. We completed the plans and price quote. Construction commenced and the home was completed on-time and within budget.

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Here is an illustration of the alternate exterior and a photo of the completed home:



Here is what our client had to say after it was all done and said:

“I wanted to let you know that we are very pleased with our new home and the service you and your staff have provided. As you know, it was a huge risk for us to trust the process, as we were so many miles away. However, with risk comes reward, and everything worked out and met, or exceeded, our expectations. Especially noteworthy is the outstanding attention to detail and customer service provided by Chip Cover and Kayla Miller. They were both great throughout the entire process, answering every question and tracking every detail. I am confident that the extraordinary level of customer service and integrity will continue throughout the warranty period. I would not hesitate to recommend your firm to a friend and would be happy to be a reference for you in the future. Again, it has been a pleasure working with you and I hope to continue to have a solid working relationship with you in the future. Please let me know if there is anything I can do. All the best and thanks again.”

-Paul and Charlene