



LONE  
TIMBER DESIGN

**Welcome Guide**



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## **Lone Timber Design**

With inspiration from the American West, each custom home is a reflection of the land from which it is built upon. The land of which that you chose is also an echo of the values that are important to you and your family. That land will become the canvas for which we will ground your vision to together.

By mindfully considering your vision, we will work together to balance sustainability with lifestyle. Year-round comfort and practicality will blend seamlessly with both traditional and contemporary building practices. Supporting your vision, natural materials sourced locally will anchor your home to the land and its surroundings. Whether off-grid or grid-tied, deliberate design will ensure your home is efficient and a reflection of your values.

Collaboratively, we will share experiences learning about each other, your lifestyle, values and the goals of your new build. We will focus these experiences on each individual space and discover what is important to you and your family for living within your new home. How will you and your guests experience each individual space inside and out? Together, we will uncover the answers to this question and many more as we move forward and design your custom home as a team.

## **Working Together**

Good design is the synthesis of many disparate ideas into a thoughtful whole. By working together, we will embark on the path ahead where we will discover an iterative process that builds upon itself. This process starts with you, your values and your vision as we navigate the milestones ahead.

As we move about the process together, we start with the general and refine the design to the very specific. There are lots of decisions along the way and this process organizes those decisions into manageable portions.

## **Phases of Design**

Phase 1: Pre-Design

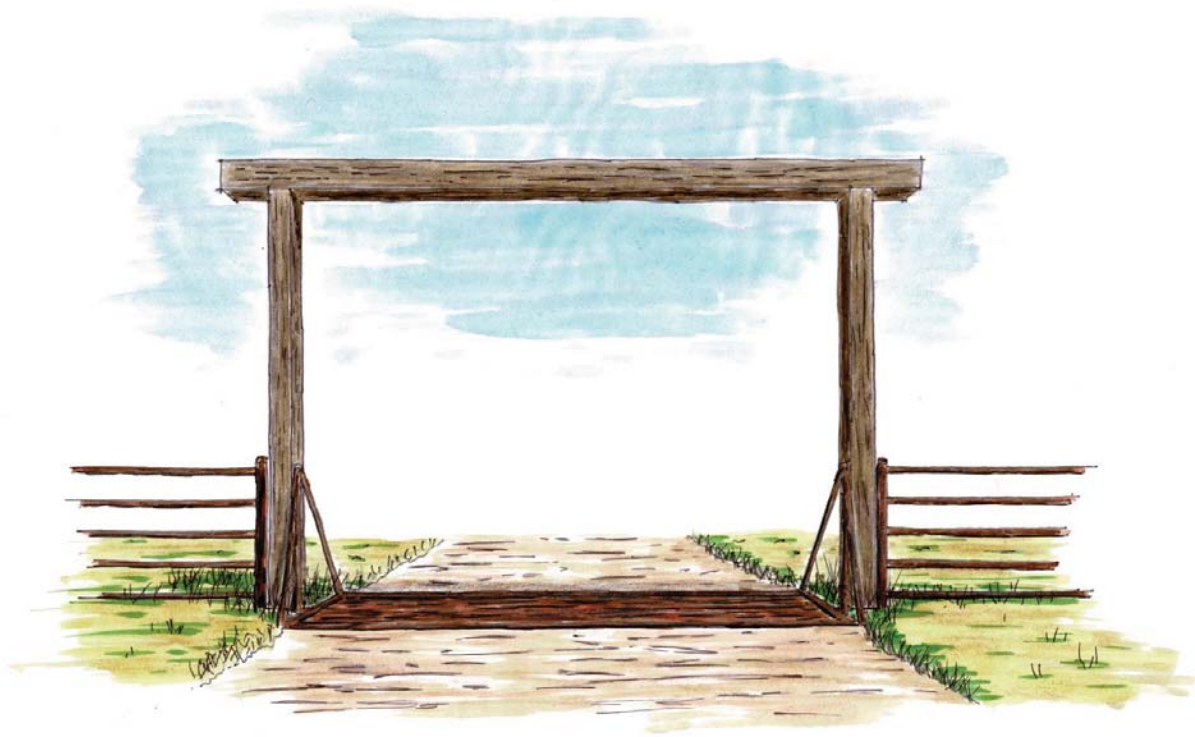
Phase 2: Schematic Design

Phase 3: Design Development

Phase 4: Construction Documents

Phase 5: Contractor Selection

Phase 6: Construction Administration



## **Pre-Design**

Essentially an information gathering phase, we will work together to aggregate all required information about the project to use in Schematic Design. This includes information about the site, any existing structures, codes, deed restrictions, septic information, site utilities, access, budget and schedules.

## **Programming and Budget Analysis**

More than just a list of rooms, we will work together to understand your vision and the goals of your project from the very beginning. Discovering along the way the size and spatial requirements for each space as well as the adjacencies and character. Developing a budget early on will allow us to determine both hard and soft costs accordingly.

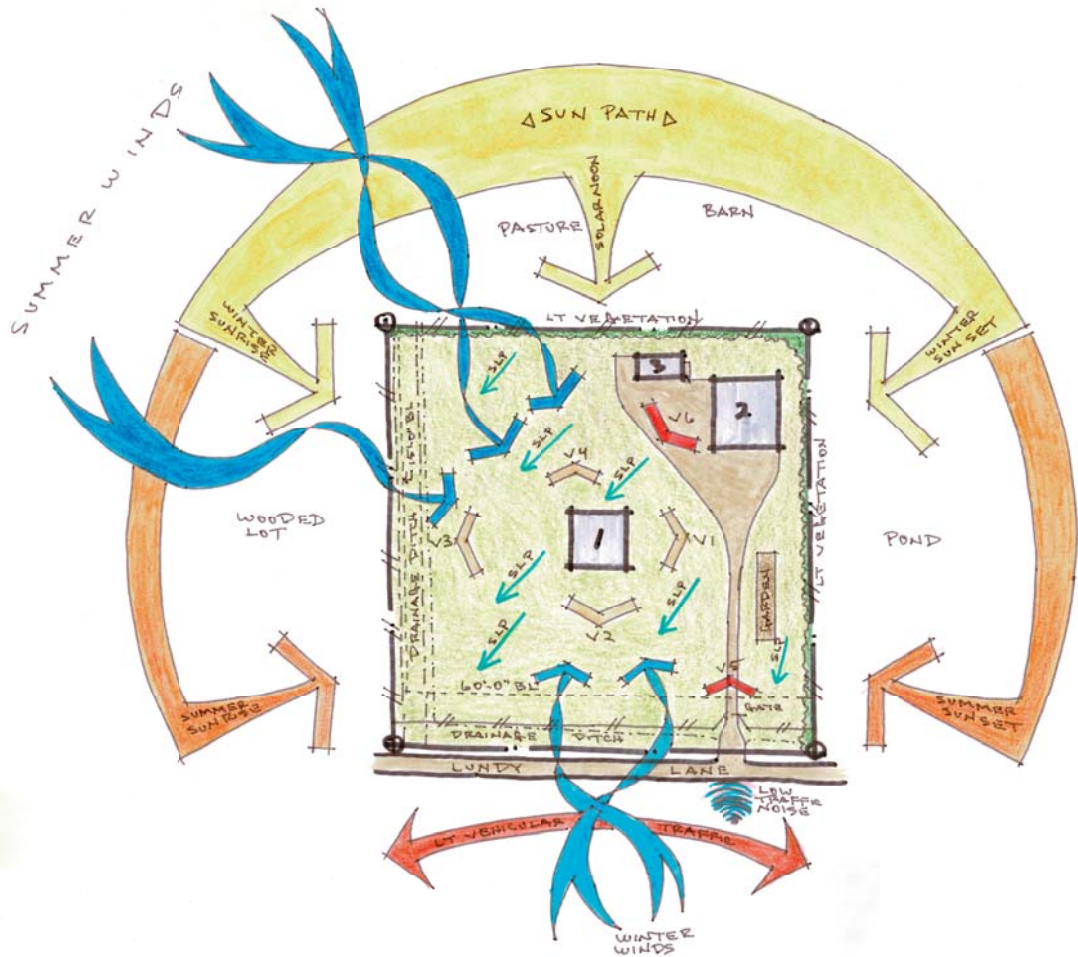
## **Existing Conditions Survey (As Necessary)**

These drawings will be manually created and are required for all renovation and addition projects and vary with the size and complexity of the existing building.

## **Codes and Site Analysis**

As a team, we will uncover the potential latent in your land and how that may influence your custom home. Onsite, we will conduct a thorough analysis of your property and consider the local conditions – climate, wind patterns, solar angles, topography and other significant features particular to your property. We will investigate any codes, covenants and any local zoning restrictions (building setbacks, easements, etc.) and how they may impact your build.

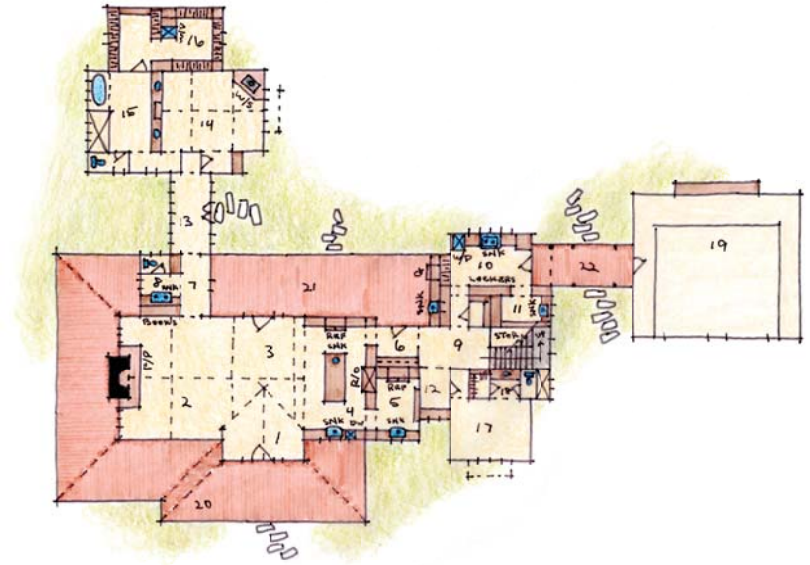




## Schematic Design

Using your land as the canvas and the Design Program as the guide, the concept can begin to take shape. Together, we will locate your home on your site and consider how it may influence the shape of your build. We will exchange many ideas, sketches, drawings, diagrams and computer models with the goal of defining each space inside and out.

Over time, your design will progress in which we will begin discussing cabinet and built-in locations, appliance locations and usually start discussing plumbing fixtures and their respective locations. We will also begin exploring concepts for the exterior elevations to locate exterior doors and windows. Throughout this phase, exterior materials and finishes will be identified for your new home.





## **Design Development**

Migrating the concept drawings into the digital realm, we will learn about the structural systems of your home. Together, we will explore the materials associated with those systems and assess how they will influence your project. Cabinets and millwork (built-ins, shelves, etc.) associated with each space will be defined while each finish for every surface will be identified. As a team, we will also explore the remaining building systems within the home and how they may impact how you experience each space.

As your design matures, our team will begin to grow. At appropriate opportunities, consultants of various disciplines may be brought on board. These consultants will bear their expertise on the project to ensure that your home will perform to expectations.

## **Construction Documents**

As the design of your home is reaching its culmination, all developed drawings are organized into a concise system. This system exhibits clear communication of our intent for construction. Personalized touches will be recorded and documented with great detail while specifications are finalized and incorporated into the final drawings.

While the Construction Documents are nearing completion, we will work together to prepare a Permit Package. These particular documents will be necessary for securing a building permit and to satisfy any community covenants and HOA standards.



### **Contractor Selection**

Builders and General Contractors generally negotiate their contracts in one of two methods. Regardless of the means, we will work together to navigate the process and find the right firm to build your custom home. We will typically start identifying a suitable contractor early in the Construction Documents phase.

### **Bid Contract**

Under a Bid Contract, we will submit your drawings to a pool of qualified contractors to ensure services are competitively priced. In the end, a single contractor will be selected due to their rapport, quality of service and workmanship or some other determining factor.

### **Negotiated Contract**

Also known as a Cost-Plus Contract, this arrangement bills for the actual cost of the work plus an agreed upon (negotiated) fee. These contracts tend to be collaborative in nature and usually involve the contractor in the design process. Involving a builder early in the design process will help to price your project more fairly and make the construction process much less stressful.



## **Construction Administration**

Transforming your vision into reality, the construction of your custom home will begin. With regular site visits and consistent communication, the progress of your home will be thoroughly documented. Quality and efficiency of the construction will be monitored closely to ensure a timely build.

Unforeseen particulars may be identified and resolved as a team. Close collaboration plays a pivotal role in maintaining consistency in vision during construction. This partnership will leverage the expertise and experience of the builder and subcontractors to balance function and form.

Working together, we will review and compare submittals and schedules to ensure your project maintains its course. At substantial completion, we will work with the contractor to generate a punch list and oversee its execution. Through unwavering diligence and a commitment to collaboration, construction will come to a close. In the end, you will have a home that is a reflection of your land and an echo of your values.

## **Costs of Design and Construction**

To understand the costs associated with building a custom home, it's useful and beneficial to break down those costs into hard costs and soft costs. This will enable us to better understand your budget and your goals for this project.

### **Soft Costs**

Essentially anything that wouldn't be associated with the physical construction of your home would fall under soft costs. Not only would design fees fall under this category but as would engineering, interior design, permitting fees, land survey fees, landscape design, etc. Together, we will estimate these costs at the beginning of the design process to help determine your actual budget.

### **Hard Costs**

As opposed to soft costs, these costs will primarily be correlated to construction. Hard costs will include site prep, demolition (if needed), hardscape and landscape installation, pool construction and anything else related to building your custom home. Understanding these costs are critical to balancing your actual budget, the size of your custom home, the level of finish and the type of construction methods available.



### **Cost to Build**

The costs associated with residential construction vary greatly. To clarify a more concrete answer, we must first consider the complexity of the project and the level of finish required. Most custom residential projects will range between \$300 and \$500 per square foot. As certain building methods may substantially exceed this range, we will work together to determine the means of construction as early as possible.

### **Design Fees**

Like with residential construction, design fees also vary greatly. These fees will largely be dependent on the size and complexity of your home but also the level of service requested. We will work together to determine the service that most benefits you and your project.



## **Service Menu**

While a full level of design service has its benefits that most projects can appreciate, not every custom home will require such thorough input or detail. As such, a more customized experience can be created to better accommodate your needs for the project.

### **Tier One**

This is the basic service. Typically, this entry level of service will provide enough information to satisfy most permitting jurisdictions, review boards and other governing bodies. Sometimes these agencies require additional information which we will address together.

### **Tier Two**

Unlike the basic service, this Tier offers even more project specific details and information as well as more coordination during design. Together, we will begin working closely with outside consultants to ensure your project stays within budget, on schedule and adheres to our design intent.

### **Tier Three**

This is the premium service. This full level of service establishes a more complete set of drawings and details for your project where very little is left to interpretation. We will work together to find and specify all finishes, fixtures and appliances, design and detail all millwork and cabinetry and carefully craft a custom lighting design for your home. This robust service will mean less questions and scheduling conflicts, therefore less bumps in the road during the construction process.

## **What's Included?**

While designing your custom home is an exciting experience, design is only part of the equation. To ensure a successful build, open communication between all involved is paramount. Behind the scenes, there will be lots of communication and coordination. This project administration is spread across all phases of the work regardless of the amount of service requested.

## **Consultants**

Depending on the specific requirements of your project, our team may need to grow. On a case-by-case basis, we will determine together which outside consultants are necessary for a successful build.

Some examples of consultants we may involve on your project:

- Structural Engineer
- Civil Engineer
- Soil Scientist
- Land and Topography Surveyor
- Landscape Architect
- Energy Modeler
- Lighting Consultant
- Interior Designer

While the costs associated with outside consultants are not included in the design fees, we'll work together to select the right person for the job.

## **Residential Design Services**

In conjunction with the level of service requested, design fees for your home will be calculated by cost per square foot of covered area. This design fee will then be dispersed between all major phases of residential design.

		<b>Percentage of Fee</b>
<b>Phase 1:</b>	Pre-Design	15%*
<b>Phase 2:</b>	Schematic Design	25%
<b>Phase 3:</b>	Design Development	25%
<b>Phase 4:</b>	Construction Documents	25%
<b>Phase 5:</b>	Contractor Selection	10%
<b>Phase 6:</b>	Construction Administration	+20%**

### **\*Pre-Design – Existing Conditions Survey**

During the Pre-Design phase, it may be necessary to conduct an Existing Conditions Survey to document any existing structures on your land that may affect your project. This could be a garage or workshop that may connect to your new home or it could be an existing home you wish to remodel or add onto.

### **\*\*Construction Administration**

While construction administration is an optional phase, it is strongly recommended. This optional phase will ensure collaboration and consistency to your vision and values.

## **Other Fees**

In addition to these services, there are reimbursable expenses that may be assessed on an as needed basis.

<b>Hourly Rate:</b>	\$60 / Hour
<b>Reimbursables:</b>	At Cost
<b>Long Distance Travel:</b>	At Cost
<b>Existing Conditions Survey:</b>	Billed Hourly
<b>Construction Administration:</b>	Billed Hourly

## **Other Soft Costs (not included)**

Consultant Fees (Landscape, Civil, Structural, Lighting, Energy, Interior Design)

Site Survey (Topographic, Boundary – as necessary)

Septic Design



## **How Long Will It Take?**

Like many things in life, it depends. How long does it take to build a car? While building a car and building a house are two completely different animals, they share similarities in quality and workmanship. The difference in quality alone between a production home and a custom home will be apparent from the very beginning. As time goes on, these differences will become even more evident. We will explore these differences together as we progress through the design process.

### **Design**

The time it takes to complete the design portion of your new home can vary from as little as a few months to up to a year (or more). Many factors can affect the project timeline including the complexity of the project, the scope of design, schedules and any regulatory hurdles we may face.

### **Construction**

Again, this will depend on the project size and complexity as well as the contractor's schedule and workload. You can expect a quality build to take between 12 to 18 months for the average custom-built project from start to finish.

## **Other Questions?**

If there's something you're still wondering about, feel free to reach out and connect:

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★ **Holistic Design.** Sustainable Solutions. ★