

KHC
BUILDING THE FINEST HOMES
KINGS HAVEN CONSTRUCTION

WHAT TO KNOW BEFORE BUILDING OR RENOVATING

BEFORE YOU BEGIN PROJECT:

1) RULES HOMEOWNERS SHOULD FOLLOW

KNOW WHAT YOU WANT:

- BEGIN WITH THE BASICS. WHAT ARE THE MOST ESSENTIAL THINGS YOU REQUIRE IN YOUR FUTURE HOME? ONCE YOU HAVE A CLEAR IDEA OF THE “BIGGER PICTURE”, THE PROCESS IS THAT MUCH EASIER.

SET A REALISTIC BUDGET:

- HOMEOWNERS SHOULD DECIDE ON A ROUGH BUDGET AS EARLY AS POSSIBLE. THIS ALLOWS ALL PARTIES INVOLVED TO HAVE A BETTER GRASP ON THE TYPE OF WORK NEEDED.
- BUDGET SHOULD COVER ABSOLUTELY EVERYTHING YOU ENVISION IN YOUR NEW HOME.

PLAN FOR THE FUTURE:

- THINKING AHEAD OF THE GAME AVOIDS DOING ANY FUTURE RENOVATIONS OR TOUCHUPS.
- DISCUSSING YOUR GOALS WITH YOUR BUILDERS ALLOWS FOR AN EASIER PROCESS.

CHOOSING PRODUCTS/MATERIALS:

- IF THE MATERIALS ARE WORTH IT, THEN IT’S WORTH BUYING THEM. PURCHASING THE BEST MATERIALS/PRODUCTS WILL NOT ONLY ENHANCE THE QUALITY AND PRICE OF YOUR HOME BUT IT WILL OFFER BETTER PERFORMANCE, DURABILITY AND AESTHETICS.
- GET SOUND ADVICE FROM YOUR BUILDER/DESIGNER AS TO THE BEST PRODUCTS TO USE, BUT AT THE SAME TIME MAINTAINING THAT INITIAL BUDGET THAT YOU SET.

2) CONSIDER THE NEEDS OF YOUR HOME

WEAR AND TEAR:

- MANY ITEMS THAT SUFFER THE MOST FROM NORMAL WEAR AND TEAR DON’T NECESSARILY MEAN THEY ARE EXPENSIVE TO FIX OR REPLACE, THEY DO HOWEVER AFFECT THE OVERALL QUALITY AND LOOK OF YOUR HOME. FOR EXAMPLE, THESE SIMPLE WEAR AND TEAR ITEMS COULD INCLUDE; PAINT, CARPETING, FLOORING, STAIRS AND TRIM.

END OF SERVICE LIFE:

- ALIKE MANY OTHER COMPONENTS IN THIS WORLD, ITEMS TEND TO CARRY A LIFESPAN, AND WHEN IT COMES TO YOUR HOME, THIS SHOULD BE CAREFULLY MONITORED.
- CAREFUL MAINTENANCE OF YOUR HOME COULD GO A LONG WAY, BUT SOONER OR LATER YOU WILL NEED TO REPLACE CERTAIN COMPONENTS. FOR EXAMPLE; A 20 YEAR OLD ROOF IS BETTER OF BEING REPLACED THEN TO MAINTAIN YEAR IN YEAR OUT.



BUILDING THE FINEST HOMES

KINGS HAVEN CONSTRUCTION

STRUCTURAL PROBLEMS:

- OVER TIME, THERE ARE SEVERAL STRUCTURAL DAMAGES THAT CAN ARISE IN A HOME.
- CRACKS CAN APPEAR IN FOUNDATION, BRICK AND WALL. IF THERE IS ANY SORT OF MOVEMENT IN TERMS OF THE FOUNDATION, THIS CAN CAUSE SERIOUS STRUCTURAL DAMAGE TO THE HOME. AS SOON AS THERE IS MOVEMENT IN THE FOUNDATION, EVERYTHING FROM FLOORS, WINDOWS TO DRYWALL AND DOORS MAY BE AFFECTED. IF ALL THESE PROBLEMS ARE LEFT UNATTENDED, FURTHER STRUCTURAL DAMAGE CAN OCCUR, THUS RESULTING IN VERY COSTLY REPAIRS DOWN THE ROAD.

MOISTURE CONCERNS:

- MOISTURE IN YOUR HOME NOT ONLY DAMAGES YOUR HOME BUT IT CAN DAMAGE YOUR HEALTH. WATER LEAKS AROUND PLUMBING FIXTURES CAN DESTROY WOOD AND FINISHES. MOISTURE TRAPPED IN THE EXTERIOR OF WALLS AND ROOFS CAN CAUSE STRUCTURAL DETERIORATION AND CREATE SEVERAL CRACKS, STAINS AND MOLDS.
- ONE OF THE MOST COMMON PROBLEMS IN MOISTURE IS THE BUILT UP OF CONDENSATION ON WINDOWS, WHICH CAN EVENTUALLY ROT WOOD FRAMING AND THUS PROVE TO BE A VERY COSTLY REPAIR.
- MOISTURE PROBLEMS SHOULD BE ADDRESSED AS SOON AS THEY APPEAR, AND SHOULD NOT BE LEFT FOR FUTURE MAINTENANCE. IF FIXED AT THE RIGHT TIME IT CAN HELP PROTECT THE HOME AND THUS IMPROVE A HEALTHIER STANDARD OF LIVING.

UPGRADING SYSTEMS:

- MOST HOMEOWNERS DON'T REALIZE THAT MOST OF THEIR ELECTRICAL SYSTEMS NEED UPDATING. CURRENT EQUIPMENT CAN BE BOTH INADEQUATE AND UNSAFE.
- YOUR PLUMBING SYSTEM MAY ALSO NOT BE GIVING YOU ENOUGH HOT WATER OR STEADY PRESSURE FOR YOUR BATHROOMS AND LAUNDRY ROOM.
- WHEN IT COMES TO YOUR HEATING SYSTEM, SOME OLDER MODELS MAY NOT DELIVER ENOUGH HEAT, BECAUSE OF ITS WEAR AND TARE.
- YOU MAY ALSO WANT ADDITIONAL ITEMS TO BRING YOUR HOME UP TO DATE IN TERMS OF TODAY'S STANDARD OF LIVING- E.G. VENTILATIONS, FURNACES, FILTERS, ALARM SYSTEMS AND ELECTRICAL WIRING.



BUILDING THE FINEST HOMES

KINGS HAVEN CONSTRUCTION

3) GETTING YOUR MONEYS WORTH:

WHAT ARE YOUR PRIORITIES:

- GETTING THE MOST OUT OF YOUR MONEY IS AN IMPORTANT FACTOR WHEN ESTABLISHING GOALS FOR YOUR FUTURE HOME.
- COVERING ALL THE IMPORTANT REQUIREMENTS NEEDED FOR YOUR HOME IS THE MOST ESSENTIAL THING WHEN IT COMES TO BUILDING OR RENOVATING NEW. A HOMEOWNER NEEDS TO ESTABLISH THE DIFFERENCE OF “WHAT IS NEEDED” AND “WHAT IS WANTED.” KNOWING THE DIFFERENCE WILL GO ALONG WAY IN THE OVERALL DESIGN AND CONSTRUCTION OF THE HOME.

DECIDING WHAT YOU HAVE AND WHAT YOU WANT:

- IT IS IMPORTANT TO KNOW WHAT YOU HAVE AND WHAT YOU NEED. KNOWING YOUR HOME INSIDE OUT WILL HELP YOU NOT ONLY BETTER UNDERSTAND ITS MATERIALS BUT THE OVERALL VALUE OF THE HOME AS WELL. MANY BUILDERS CAN RENOVATE YOUR HOME BY NOT DOING TOO MUCH WORK, THUS SAVING YOU MONEY AND CREATING A GREATER VALUE FOR YOUR HOME, THIS IS REFERRED TO AS REARRANGING. FOR EXAMPLE, IF YOU DECIDE TO REMOVE THE CARPET FROM ALL YOUR BEDROOMS AND YOU FIND AN EXISTING HARDWOOD FLOOR, YOU MIGHT BE ABLE TO USE THAT EXISTING FLOOR, REFURBISH IT AND YOUR GOOD TO GO. THIS IS HOWEVER ONLY THE CASE IF THE HARDWOOD IS STILL IN GOOD CONDITION, BUT IT DOES AT TIME SAVE A TON OF MONEY.

SAVING MONEY:

- THERE ARE ALWAYS STEPS ALONG THE WAY WHERE HOMEOWNERS CAN SAVE MONEY, AND THIS IS ONE OF MANY ADVANTAGES OF WORKING WITH PROFESSIONAL BUILDERS. AS PROFESSIONAL BUILDERS, WE ARE HERE TO ASSIST YOU IN ANY POSSIBLE. IF YOU SEE THAT YOU MIGHT BE GOING OVER BUDGET, WE WILL ADJUST OUR NUMBERS AND USE LESS EXPENSIVE ALTERNATIVES THAT WILL CARRY THE SAME QUALITY AFFECT AS PREVIOUS CHOICES. FOR EXAMPLE; CHOOSING A LAMINATE FLOOR OVER AN ENGINEERED HARDWOOD FLOOR MAY SOMETIMES HAVE THE SAME AFFECT, BUT THE PRICE IS FAR LESS EXPENSIVE.

4) BUILDING PERMITS

WHY DO I NEED A BUILDING PERMIT:

- THE REASON FOR VARIOUS BUILDING PERMITS WHEN IT COMES TO BOTH RENOVATION AND BUILDING FROM SCRATCH IS SO THAT THE HOME MEETS THE BASIC REQUIREMENTS FOR HEALTH, SAFETY AND STRUCTURAL SOUNDNESS AS SET BY LOCAL BUILDING CODES.

WHEN ARE PERMITS NEEDED:

- BUILDING PERMITS ARE USUALLY REQUIRED WHEN A MAJOR RENOVATION OR NEW BUILT HAS MAJOR STRUCTURAL OR SYSTEM CHANGES. THIS CAN INCLUDE; NEW ADDITIONS, RECONFIGURATIONS, MOVING OF WALLS, NEW WINDOWS AND DOORS, OPENINGS, FIREPLACES, ETC...



BUILDING THE FINEST HOMES

KINGS HAVEN CONSTRUCTION

- IF MAJOR ELECTRICAL OR PLUMBING WORK IS NEEDED, PERMITS WILL MOST LIKELY BE REQUIRED FOR THOSE PROJECTS AS WELL.

WHAT IS NEEDED:

- IN MOST CASES, DRAWINGS NEED TO BE SUPPLIED TO THE BUILDING DEPARTMENT FOR PERMIT APPROVAL.
- IN SMALLER RENOVATION PROJECTS, SIMPLE SCALE DRAWINGS CAN BE PROVIDED.
- IN LARGER NEW BUILT PROJECTS, FULL DRAWN ARCHITECTURAL DRAWINGS WITH ELEVATIONS ARE USUALLY REQUIRED.
- BUILDING PROFESSIONALS WILL PROVIDE YOU WITH ALL THE NECESSARY INFORMATION WHEN IT COMES TO THE ABOVE STEPS

WHAT HAPPENS IF YOU DON'T HAVE PERMITS:

- IN MOST CASES, THE CITY/BUILDING DEPARTMENT WILL TELL YOU TO 'STOP WORK IMMEDIATELY', AND FROM HERE, SEVERAL THINGS CAN HAPPEN.
 - * NO WORK IS ALLOWED UNTIL PERMITS ARE OBTAINED
 - * YOU MAY BE ASKED TO PAY A FINE.
 - * YOU MAY BE ASKED TO DEMOLISH ALL THE WORK DONE.

PLANNING YOUR PROJECT:

1) ADVICE FROM KHC

KNOW WHY YOU WANT TO BUILD:

- WHAT IS THE SINGLE MOST IMPORTANT REASON FOR YOU TO BUILD OR RENOVATE NEW? ARE YOU JUST TIRED OF WHAT YOU SEE EVERYDAY? PERHAPS YOU CAN'T REALLY OPERATE OUT OF YOUR KITCHEN, IT MAY BE TOO TIGHT, DO YOU NEED MORE LIVING SPACE ON THE MAIN FLOOR? ARE YOUR BEDROOMS BIG ENOUGH? THESE, AMONG OTHERS, ARE ALL ISSUES THAT YOU HAVE TO ADDRESS WHEN YOU ARE THINKING OF BUILDING NEW.

KNOW YOUR CURRENT HOME OR FUTURE SITE:

- YOU AS AN INDIVIDUAL MUST BE ABLE TO EVALUATE YOUR CURRENT HOME STRUCTURE AND THUS MAKE A LIST OF THINGS YOU WANT TO SEE DONE.
- RENOVATING A CURRENT HOME
 - * WHERE DO YOU WANT ROOMS ADDED?
 - * WHAT TYPE OF SPACES DO YOU WANT? OPEN OR CLOSED?
 - * FUNCTIONALITY AND DIRECTIONALITY?
 - * TYPES OF MATERIALS/PRODUCTS DESIRED?
- IF YOU ARE BUILDING NEW,
 - * WHAT TYPE OF ROOMS DO YOU WANT IN HOME? (LIVING, BEDROOMS, DINING, KITCHEN, ETC..)
 - * WHERE DO YOU WANT YOUR HOME TO BE POSITIONED?
 - * WHAT KIND OF SUN DO YOU WANT?
 - * WHAT KIND OF LANDSCAPING DO YOU PREFER?
 - * CAN YOU SEE YOURSELF LIVING IN THIS HOME FOR THE NEXT TEN YEAR?



BUILDING THE FINEST HOMES

KINGS HAVEN CONSTRUCTION

WORK WITH WHAT YOU ALREADY GOT:

- IF YOU HAVE A CURRENT HOME OR A CURRENT SITE WITH AN EXISTING FOUNDATION, TRY TO SAVE AS MUCH OF THE FOUNDATION AS POSSIBLE. USING MATERIAL AND STRUCTURAL ELEMENTS THAT ARE STILL IN GOOD SHAPE WILL ALWAYS GO ALONG WAY WHEN THINKING ABOUT YOUR BUDGET.

KEEPING IT SIMPLE:

- A COMPLEX DESIGN CAN AT TIMES RESULT IN VERY COMPLICATED AND EXPENSIVE CONSTRUCTION. MAINTAINING A SIMPLE DESIGN, WHILE AT THE SAME TIME GETTING THAT 'WOW' FACTOR WILL BENEFIT YOUR OVERALL CONSTRUCTION BUDGET SIGNIFICANTLY.

FOCUS ON THE BIGGER PICTURE:

- YOU MUST TAKE INTO CONSIDERATION THAT CHOOSING YOUR FINISHES/MATERIALS IS ONE OF THE MOST IMPORTANT ASPECTS FOR YOUR HOME. THIS IS AN INVESTMENT THAT YOU WANT TO LIVE WITH, SO PICKING A WINDOW OR A DOOR THAT NEEDS HIGH MAINTENANCE IS NOT SOMETHING THAT IS ENCOURAGED. A WELL-PLANNED PROJECT CAN ULTIMATELY REDUCE FUTURE COSTS, AND EVEN THOUGH THE INITIAL COST MAY BE HIGHER FOR SOME HIGHER END MATERIALS, IN THE LONG RUN YOU WILL SAVE ON REPAIRS AND MAINTENANCE.
- THERE ARE SEVERAL MATERIALS/FINISHES THAT ARE CHEAPER THEN THE MORE EXPENSIVE ONES AND THEY REQUIRE LESS MAINTENANCE. INQUIRE WITH BUILDERS/TRADES.

CHECK LOCAL BYLAWS:

- BEFORE YOU FALL IN LOVE WITH YOUR DESIGN, MAKE SURE YOUR FUTURE HOME AND SITE FALLS UNDER ALL THE NECESSARY BYLAWS. REFER TO BUILDER/ARCHITECT FOR THIS INFORMATION.

NEIGHBOURHOOD WATCH:

- BEFORE THINKING OF BUILDING THAT DREAM HOME, ACCESS YOUR NEIGHBOURHOOD AND ESTABLISH WHETHER YOUR FUTURE HOME WOULD BLEND IN WITH THE NEIGHBOURING HOUSES. IF HOWEVER YOU WANT A DESIGN THAT IS BEYOND DIFFERENT, PERHAPS YOU CAN COMPLIMENT YOUR NEIGHBOURING HOUSES BY ADDING SOME OF THE VERY SAME FEATURES THAT THEY POSSESS. ON THE OTHER HAND, DESIGN TRENDS COME AND GO, SO ULTIMATELY IT IS YOUR DECISION AS TO WHAT YOU THINK YOUR HOME SHOULD LOOK LIKE. ENJOY THE POSSIBILITIES, BECAUSE BUILDING OR RENOVATING A HOME IS A UNIQUE OPPORTUNITY, SO FEEL FREE TO THINK OUTSIDE THE TYPICAL DESIGN TRENDS.

2) THE IMPORTANCE OF HAVING A PLAN

- A CAREFUL AND WELL DESIGNED PLAN IS ONE OF THE MOST IMPORTANT STEPS IN THE PROCESS OF BUILDING YOUR HOME.
- THE MORE INFORMATION YOU GIVE TO THE CONTRACTORS/BUILDERS/DESIGNERS AND ARCHITECTS, THE MORE INFORMATION THEY CAN FEED BACK TO YOU.



BUILDING THE FINEST HOMES

KINGS HAVEN CONSTRUCTION

3) DECIDING ON CHANGES

MAKE A LIST AND CHECK IT TWICE:

- WRITE DOWN EVERYTHING THAT YOU WANT IN YOUR CURRENT/FUTURE HOME. THIS COULD BE CHANGES, ADDITIONS, REMOVALS, ETC... MAKE SURE YOU CLARIFY BETWEEN THE 'ESSENTIALS' AND THE 'DESIRED' ITEMS IN YOUR FUTURE HOME.

DESCRIPTION IS KEY:

- IT IS NEVER WRONG TO WRITE DOWN AS MUCH INFORMATION AS YOU CAN IN ORDER TO GET WHAT YOU WANT. FOR EXAMPLE: "WE WANT THREE BATHROOMS, BECAUSE WE HAVE CHILDREN THAT SOMETIMES FIGHT OVER A BATHROOM, AND WE WOULD PREFER TWO SINKS IN EACH IN ORDER TO RESOLVE THESE ISSUES."

CONTRIBUTION MAKES A DIFFERENCE:

- HAVE EVERY FAMILY MEMBER CONTRIBUTE TO THE DESIGN OF THE HOME. GETTING INPUT FROM MORE THAN ONE INDIVIDUAL WILL MOST LIKELY IMPROVE THE OVERALL FUNCTION OF YOUR HOME.

THINK ABOUT THE SEASONS:

- CONSIDER THE TIMEFRAME IN WHICH YOU ARE BUILDING YOUR HOME. MAKE SURE YOU START BUILDING YOUR HOME WHEN APPROPRIATE. BUILDERS WILL ASSESS YOUR HOME AND ESTABLISH A TIMEFRAME THAT BEST SUITS THE CONSTRUCTION.
- ASSESS THE CLIMATES IN WHICH YOU LIVE IN. DO NOT BUILD A HOME THAT ONLY FUNCTIONS FOR ONE SEASON AND NOT IN OTHERS.

4) SETTING YOUR GOALS

USE OF SPACE:

- HOW YOU USE YOUR SPACE DETERMINES WHAT IT NEEDS AND WHAT ITS MAIN PURPOSE IS. WHAT ARE THE TYPES OF FURNISHINGS? WHAT IS GOING TO BE PERFORMED IN THIS ROOM? (ACTIVITIES). WHAT KIND OF NOISE IS GOING TO COME FROM THIS ROOM? ETC...

TYPE OF LIGHT:

- LIGHTING IS ONE THE MOST DESIRED FEATURES OF A HOME, WITHOUT GOOD LIGHTING, A HOME IS NOT ADEQUATE ENOUGH. BEFORE CHOOSING LIGHTING FOR A ROOM, WHETHER IT BE NATURAL OR ARTIFICIAL, PLEASE DETERMINE BEFOREHAND WHAT THAT ROOM'S MAIN FUNCTION WILL BE. ONCE YOU HAVE DETERMINED THE ROOMS FUNCTIONALITY AND PURPOSE, THEN PICKING THE APPROPRIATE LIGHTING COMES EASY.
- YOU MAY ALSO TAKE INTO CONSIDERATION WHEN CERTAIN ROOMS ARE GOING TO BE USED. PERHAPS YOU USE THE LIVING ROOM ONLY IN THE EVENINGS, BUT THE FAMILY ROOM IS USED THROUGHOUT THE DAY. THESE ARE ALSO THE LITTLE THINGS YOU MUST CONSIDER BEFORE CHOOSING LIGHTING FEATURES.



BUILDING THE FINEST HOMES

KINGS HAVEN CONSTRUCTION

ORGANIZATION AND FLOW:

- ONE OF THE MOST TALKED ABOUT CRITERIAS WHEN IT COMES TO HOME DESIGN, IS THE OVERALL FLOW OF THE HOME. HOW DO CERTAIN ROOMS FLOW WITHIN ONE ANOTHER, ARE YOU HAVING TO GO THROUGH MAZES TO GET TO A COMMON AREA SUCH AS A KITCHEN OR LIVING ROOM, OR DOES EVERYTHING FLOW NICELY?
- PICKING A DESIGN THAT WORKS WITHIN YOUR CONSTRAINTS IS VITAL FOR NOT ONLY YOUR FAMILY BUT FOR THOSE THAT VISIT YOUR HOME. THINK ABOUT THE TRAFFIC PROBLEMS? DO CERTAIN ROOM PROVIDE EASY ACCESS TO A BATHROOM, AND ARE THESE WALLS REALLY NECESSARY HERE?
- OVERAL FLOW OF HOME MUST MAKE SENSE. DON'T COMPLICATE THINGS BY ADDING TOO MANY WALLS, IT BECOMES MORE OF A MAZE RATHER THAN A HOME.

5) DEVELOPING YOUR WISH LIST AND SETTING PRIORITIES

VISITING HOUSES:

- DEVELOPING YOUR OWN SENSE OF STYLE WHEN IT COMES TO BUILDING YOUR OWN HOME IS NOT AS EASY AS IT SEEMS. PEOPLE MAY TEND TO HAVE AN IDEA OF WHAT THEY WANT, BUT IT'S NOT UNTIL THEY SEE OTHER HOMES THAT THEY START TO GET A BETTER PICTURE OF THEIR OWN DESIGN SENSE. VISITING FAMILY HOUSES, NEIGHBOURING HOUSES, OPEN HOME SHOWS, ETC.. IS A GREAT STARTING POINT FOR DEVELOPING YOUR OWN HOUSING STYLE.

MAGAZINES AND BOOKS:

- IF YOU HAVE AN IDEA OF WHAT YOU WANT BUT WANT TO CLARIFY OR GET MORE INFORMATION ON A CERTAIN TREND, MAGAZINSE OR BOOKS ARE ALWAYS A GREAT POINT OF REFERENCE. DESIGN AND HOME IMPROVEMENT MAGAZINES HAVE THOUSANDS OF IDEAS AND PICTURES OF BOTH INTERIOR AND EXTERIOR DESIGN IDEAS. GETTING YOUR HEAD AROUND THESE MAGAZINES WILL HELP A LOT, WHEN IT COMES TO CHOOSING YOUR OWN DESIGN.

VISITING SHOWS:

- AS MENTIONED ABOVE, VISITING HOME SHOWS IS A GREAT WAY TO NOT ONLY SEE DIFFERENT TYPES OF DESIGNS, BUT A GREAT WAY TO TALK WITH SALESPeOPLE AND GATHER AS MUCH INFORMATION AS POSSIBLE ON NEW HOME CONSTRUCTION AND DIFFERENT TYPES OF MATERIALS. DON'T BE SHY TO ASK ANYTHING YOU LIKE, THERE IS NEVER A STUPID QUESTION WHEN IT COMES TO BUILDING YOUR DREAM HOME.

LOCAL BUILDERS:

- FAMILIARIZE YOURSELF WITH THE LOCAL BUILDERS. SEEK INFORMATION ON DIFFERENT TYPES OF CONSTRUCTION, GATHER VITAL INFORMATION THAT PERTAINS TO BUILDING A NEW HOME.



BUILDING THE FINEST HOMES

KINGS HAVEN CONSTRUCTION

6) THE DESIGN PROCESS

- GETTING AN EXPERT INVOLVED IN THE DESIGN PROCESS OF YOUR FUTURE HOME IS THE BEST INVESTMENT. EXPERIENCED RENOVATORS, DESIGNERS, ARCHITECTS AND BUILDERS WILL WORK CLOSELY WITH YOU IN ORDER TO DESIGN THE BEST FUNCTIONING HOME FOR YOU AND YOUR FAMILY.
- BASED ON THE INFORMATION THAT YOU PROVIDE TO EXPERTS, SKETCHES, DESIGNS AND FLOOR PLANS ARE DEVELOPED AND THEN APPROVED BY YOU. EVERY HOME PROJECT WILL BEGIN WITH AN EXPERT ASKING YOU WHAT YOU WANT TO ACCOMPLISH WITH THIS HOME AND WHAT ARE THE MOST ESSENTIAL NECESSITIES THAT YOU REQUIRE. FROM HERE, VARIOUS IDEAS ARE USUALLY PRESENTED TO CLIENTS AND SELECTED FROM. THERE ARE HOWEVER A VARIETY OF WAYS THAT EXPERTS OPERATE, HOWEVER THIS IS THE MOST POPULAR.
- AT THE END OF THE DESIGN PHASE, YOU WILL HAVE A SET OF DRAWINGS OR PLANS THAT ARE THE BASIS FOR GETTING COST ESTIMATES. THESE DRAWINGS SHOULD SHOW IN DETAIL ON HOW YOU ENVISION THE FINAL PRODUCT TO BE. MOST DRAWINGS WILL BE ACCOMPANIED BY A SPECIFICATIONS LIST OF THE PRODUCTS AND MATERIALS TO BE USED IN THE PROJECT. A LIST OF THIS MAGNITUDE USUALLY HELPS IN THE PROCESS OF SOURCING MATERIALS FASTER.
- FROM THIS STAGE ON, YOUR EXPERTS WOULD BE IN CONTACT WITH LOCAL BUILDING OFFICIALS IN ORDER TO GET THE NECESSARY PERMITS OBTAINED. ONCE PERMITS ARE OBTAINED, CONSTRUCTION BEGINS.