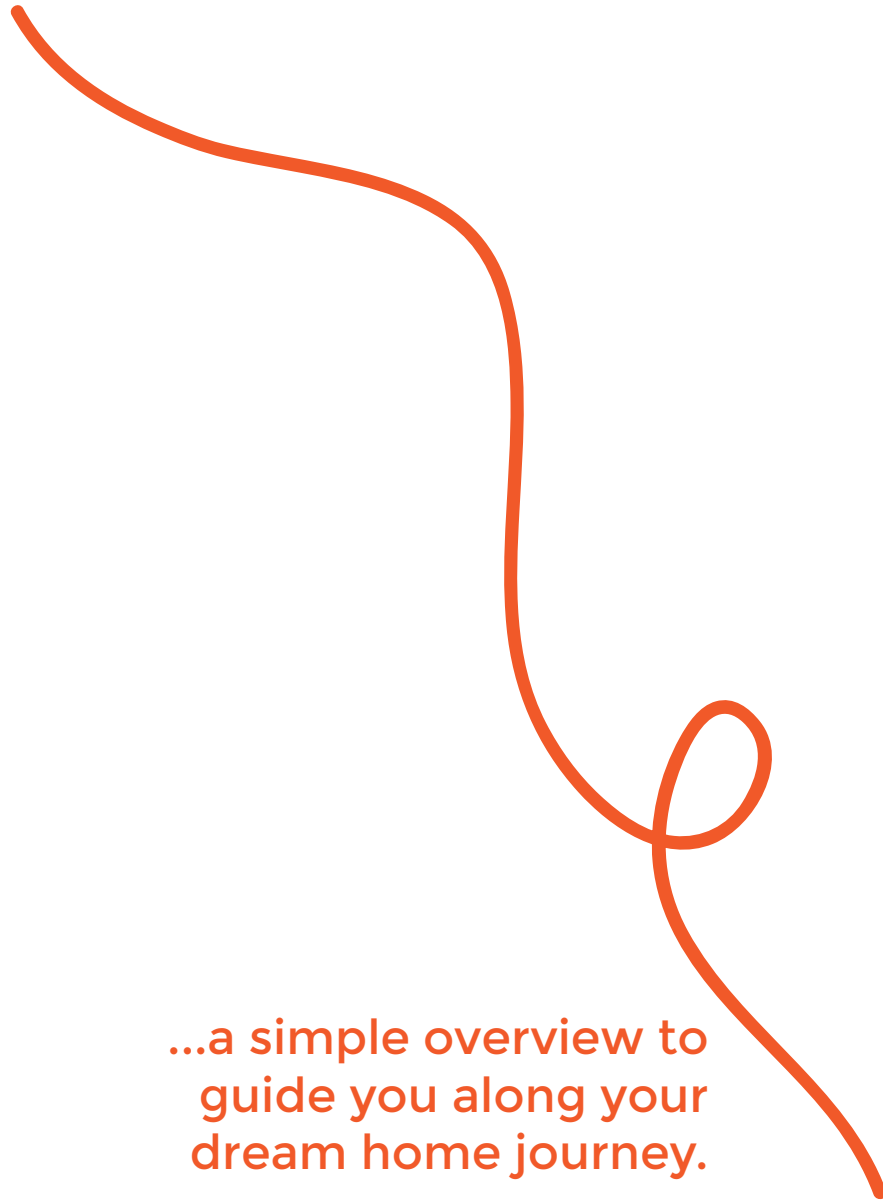


A Homeowner's Planning Guide

To Creating the Perfect Home



...a simple overview to
guide you along your
dream home journey.



A Homeowner's Planning Guide

To Creating the Perfect Home

Are you planning to build a new home, add on, or renovate an existing home?

Congratulations! You're about to go on an amazing journey.

It's exciting to think about creating a new home from scratch or transforming your existing home into something that more closely fits you and your family's wants and needs. And you obviously want a place you love to live and grow in.

However, a new residential project can also be daunting and overwhelming with possible pitfalls like unforeseen conditions, cost escalations, and disruptions to your already hectic life. There's also the very real discovery that the design and construction process can be very confusing and complex.

What most homeowners discover (and find challenging) is that residential projects, big and small, involve many steps and many decisions along the way before you finish your dream home.

Without a clear understanding or roadmap of the journey, it's easy to lose faith, feel overwhelmed, or even lose unnecessary time or money during the process.

That's why we created this **Homeowner's Planning Guide**.

This easy-to-follow Planning Guide outlines the typical process of turning your initial bright idea into a new or renovated home that looks great, feels great, and one that you love to be in.

So stop spending hours and hours reading various websites and start taking action on creating your perfect home. Here's an overview to get you started.

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Get Started

Let's get this show on the road!



Prepare

Are you ready?



Learn

The Process (Who, What, When, Where, Why & How)



Brainstorm

What do you want?



Acquire Land

Getting all your ducks in a row.



Pre-Design

What's possible?



Design

It's go time!



Jurisdictional Approvals & Permitting

Getting the proper go-aheads.



Construction Financing

Getting the proper go-aheads.



Award Construction Contract

Dot the I's and cross your T's!



Construction

Watching your dream become a reality.



Project Completion

Give me those keys!



Post-Occupancy

Lovin' it!

Click [here](#) for more in-depth information about each of these sections in the **Project Roadmap** section of the OPEN DOOR website.

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Now, in a little
more detail...

... with some helpful
food for thought.



A Homeowner's Planning Guide

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Get Started

- Understand your “why”
- Setting broad project goals and objectives
- Determine which project type is best for you (build new home, addition, major renovation, accessory structure, or buy)



Prepare

- Where to start
- Understand the design & construction process
- Assess your commitment level (time & money)
- Create your project budget
- What to expect (your roles, responsibilities, and expectations)



Learn

- Understand the various project delivery options & their impact on the process (design-bid-build, design-negotiate-build, design-build, owner-builder)
- Understand your design needs
- Learn about the different types of professionals and their value/skill set
 - What professionals do you need?
 - What other key players might be involved?

If you decide to use an architect, designer, or design-build company, you should get them on board (sign their design contract) sooner than later so they can help you during the early pre-design processes.

**Are You Ready to Actually Start Designing
& Building Your Perfect Home?**

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Brainstorm

- Create a design brief to inform future decisions
 - Develop SMART project goals based on needs, wants, budget & schedule
 - Determine spatial requirements: rooms, spaces, sizes, and adjacencies
 - Consider qualitative requirements (how you want spaces to look & feel)
 - Consider aesthetic, energy performance, sustainability & long-term goals
- Explore your vision/style preferences for your home (modern, minimalist, mid-century modern, country, ranch, beach, cottage, colonial, etc)
- Create/collect design inspiration



Acquire Land

- What to know when looking for land
- Finding land
- Buying land

Ideally, land is purchased AFTER you've defined your design brief so that any site conditions preventing the project from being realized can be identified before buying land.



Pre-Design

- Site analysis & existing conditions study (review site conditions, climate data, access, views, etc - including topographic survey & soils report)
- Zoning & code analysis
- Programming, feasibility studies, test-fits, budget & schedule review



Design

- Concept/schematic design
- Design development (develop the concept, incorporate details, assemblies & materials into design, coordinate mech, elec, and plumbing systems, etc)
- Construction documentation (create detailed drawings and specifications for construction)
- Contract documents (assemble drawings/specs, prepare drawings for construction contract award)

Your chosen project delivery method will play a role in how much time, effort, and level of design development/detailing is involved in the design process.

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Jurisdictional Approvals & Permitting

- Understand the Process
- Zoning/Planning Approval
- Building Approval & Permitting

Planning approval typically occurs during the design phase. Several meetings are sometimes required to confirm that the design meets the approval of the zoning, planning, or other commission officials.



Construction Financing

- Confirm your project funding source
 - Self-funded
 - Bank financing
 - Hard money loan

Bank financing typically takes 30-60 days. As a result, this step usually occurs concurrently with building approval.



Award Construction Contract

- Find a Suitable Contractor/Builder (Find contractors, research, interview, visit projects, call references)
- Determine what type of construction contract is best for you (cost plus fixed fee, cost plus percentage, guaranteed maximum price, stipulated sum)
- Determine what construction template to use (AIA Docs, Consensus Docs, EJCDC, custom forms)
- Execute contract

This step occurs before design starts if you choose a design-build project delivery method.



Construction

- Understand the construction process
- Building inspections (Building department inspector, bank inspector)
- Manage disputes (Architect as initial decision maker, mechanic's liens, mediation, arbitration, litigation)
- What to expect



Project Completion

- Obtain Certificate of Occupancy (CO)
- Punchlist & final walk-through
- Final payments & lien releases
- Project handover (receive keys, guarantees, warranties, transfer utilities, etc)
- Settle financial obligations
- Move in!



Post-Occupancy

- Conduct a post-occupancy review with your design team
- Contact contractor with any defects within 1-yr correction period

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HELLO!

We're the **OPENDOOR**!

Instilled with a deep sense of civic responsibility and belief that good architecture and design are something everyone should experience, we know the right home design can lead to healthier, happier, and more fulfilling lives.

We also know the stress, frustration, satisfaction and joy, of building and renovating a home, especially when you don't understand the process or feel confident.

Your home CAN be uniquely yours, whatever your budget. You CAN make confident design choices that work for you and your family, and you CAN get that home you've always wanted. No matter how you design your home, and whomever you choose to work with, let the **OPENDOOR** be your ultimate go-to resource.

The **OPENDOOR** is a welcoming, online platform fully dedicated to supporting you through the home design and construction process. Unlike other resources that just throw information at you, we create a motivating experience that combines educational content with other resources to empower and encourage you to take action. With various ways to learn and grow, the **OPENDOOR** can help you move boldly toward that perfect home you've always dreamed of.

Cheers, best of luck on your home project,
and we look forward to hearing your story!
- Your friends at the **OPENDOOR**