

## Conceptual Design Service

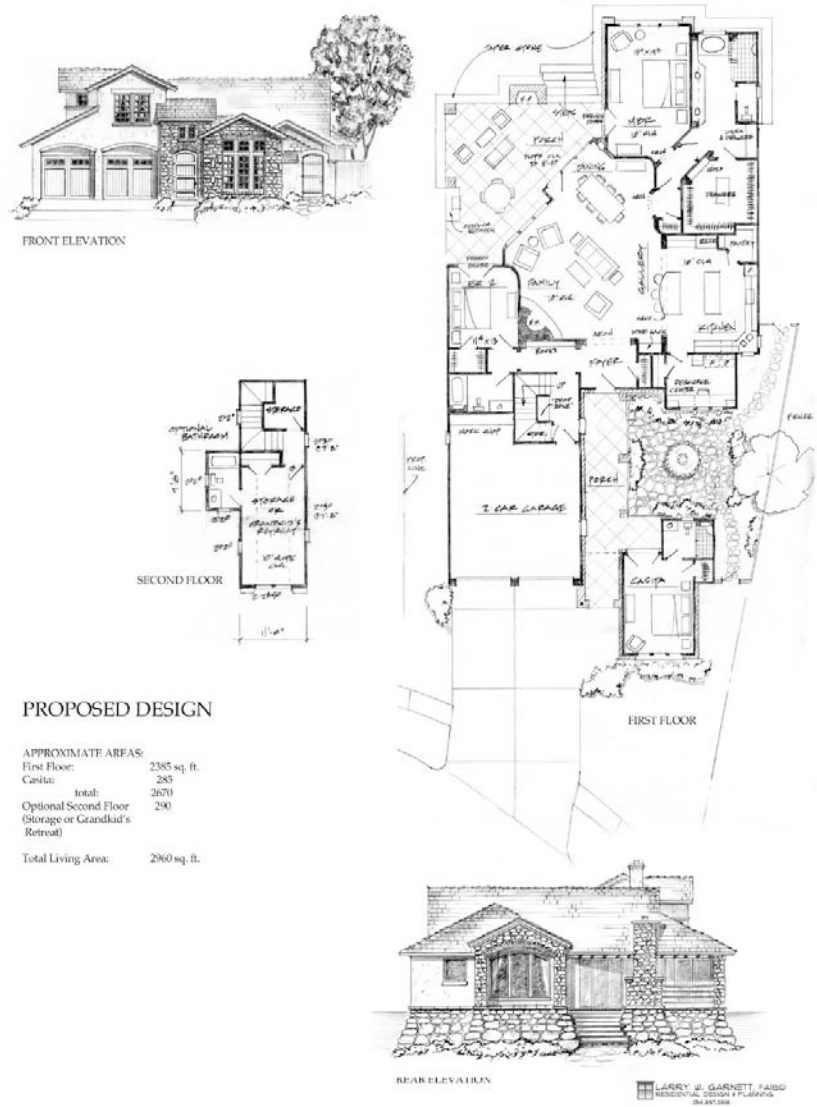
### Custom Designs based on your criteria

After reviewing your information and the design criteria, we can develop a customized *Conceptual Design*, providing all the information necessary for your builder or local design professional to complete the plans. Since building codes and construction details vary from one area to another, we find that having your builder coordinate the completion of the *construction plans* often makes perfect sense. However, the professional design staff at *The Garlinghouse Company* will be pleased to provide you with an estimate to complete the drawings.

Essentially, we provide the overall design inspiration, with all the information and drawings necessary for the *construction plans* to be finalized.

*Conceptual Designs* include:

- Front, sides and rear exterior elevations
- Floor plans(s) with overall dimensions
- Roof view
- Cross sections as needed

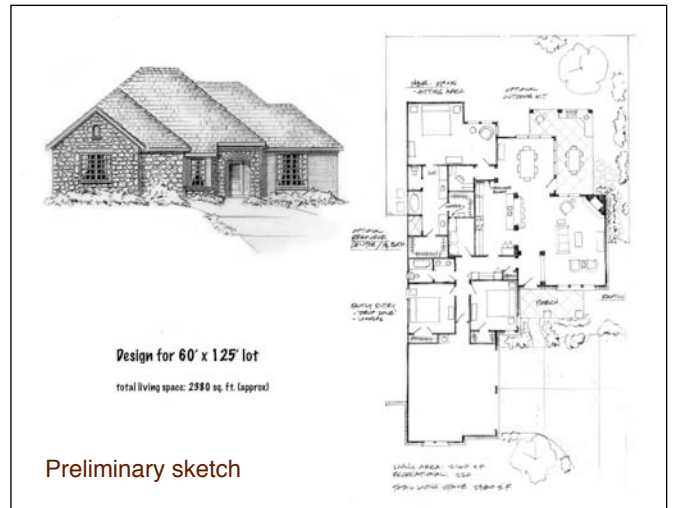


# The Design Process

## Step 1:

### Preliminary Sketches

- Preliminary elevation and floor plan sketches will be developed according to the criteria you provide (*see criteria forms*).
- These sketches will be emailed to you for comments/questions
- Once the preliminary plans meet your approval, the final Conceptual Design drawings will be created



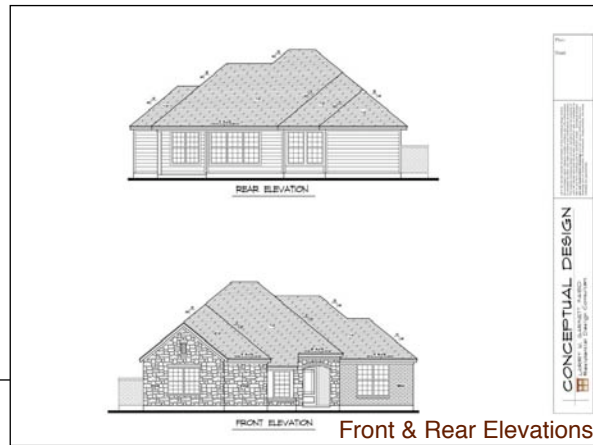
Preliminary sketch

## Step 2:

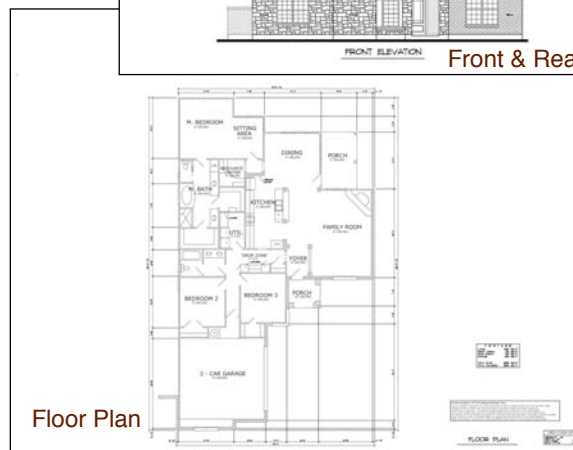
### Conceptual Drawings

These are prepared in AutoCAD and include:

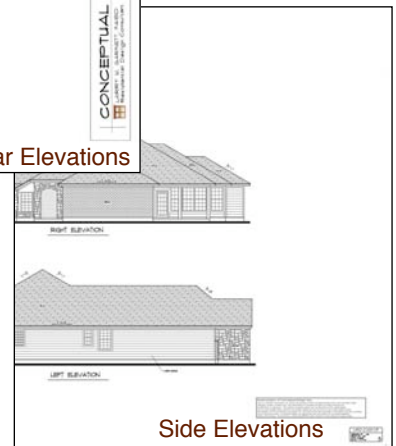
- front elevation
- left and right side elevations
- rear elevation
- floor plan(s)
- overview of roof
- written authorization granting permission for the plans to be completed or redrawn by your local design professional



Front & Rear Elevations



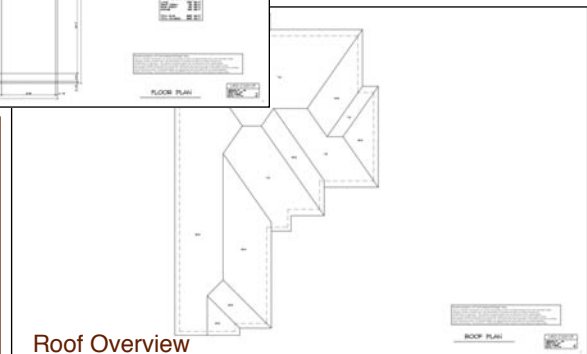
Floor Plan



Side Elevations

### Sample Conceptual Design Drawings

Each design includes PDF and DWG files of each page



Roof Overview

# Design Criteria

Please complete the following information and return to  
Larry W. Garnett  
lgarnett@garlinghouse.com  
Fax: 254-897-3518  
P.O. Box 2485  
Glen Rose, TX 76043

## Family Information

Name \_\_\_\_\_

Spouse's name \_\_\_\_\_

Children's names & ages \_\_\_\_\_

\_\_\_\_\_

## Contact Information

Address \_\_\_\_\_

Telephone (home) \_\_\_\_\_

(office) \_\_\_\_\_

(cell) \_\_\_\_\_

(fax) \_\_\_\_\_

E-mail \_\_\_\_\_

## Property Location

Address \_\_\_\_\_

\_\_\_\_\_

## About Our Home

For the following questions, provide short answers or "yes" or "no."

### Interior

Approximate square footage (living area): \_\_\_\_\_

\_\_\_\_\_

1-story or 2-story: \_\_\_\_\_

Number of bedrooms (including master bedroom): \_\_\_\_\_

Master bedroom location (1st or 2nd floor): \_\_\_\_\_

\_\_\_\_\_

Will one of the bedrooms be used as a guest room?

\_\_\_\_\_

If so, does it need to be on the 1st floor?

\_\_\_\_\_

Master bath:

Shower (size, doorless?): \_\_\_\_\_

Whirlpool tub (5' or 6'): \_\_\_\_\_

Closets (his-and-her walk-in closets?): \_\_\_\_\_

Secondary baths:

Full or half? \_\_\_\_\_

Accessible from the outside? \_\_\_\_\_

Typical ceiling height: \_\_\_\_\_

Universal design (barrier free) elements:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Rooms**

Check all that apply and write a brief description of features, including special ceiling heights.

Kitchen: \_\_\_\_\_  
\_\_\_\_\_

Formal dining room or  One large dining area: \_\_\_\_\_  
\_\_\_\_\_

Breakfast room: \_\_\_\_\_  
\_\_\_\_\_

Family room: \_\_\_\_\_  
\_\_\_\_\_

Formal living room: \_\_\_\_\_  
\_\_\_\_\_

Study/library: \_\_\_\_\_  
\_\_\_\_\_

Media room/home theater: \_\_\_\_\_  
\_\_\_\_\_

Master bedroom: \_\_\_\_\_  
\_\_\_\_\_

Master bath: \_\_\_\_\_  
\_\_\_\_\_

Secondary bedrooms: \_\_\_\_\_  
\_\_\_\_\_

Secondary baths: \_\_\_\_\_  
\_\_\_\_\_

Utility/laundry room: \_\_\_\_\_  
\_\_\_\_\_

Family entry: \_\_\_\_\_  
\_\_\_\_\_

Resource center: \_\_\_\_\_  
\_\_\_\_\_

Game room: \_\_\_\_\_  
\_\_\_\_\_

Home office: \_\_\_\_\_  
\_\_\_\_\_

Garage: \_\_\_ Attached or \_\_\_ Detached    Number of cars: \_\_\_\_\_  
 Garage door sizes: \_\_\_\_\_ Storage area (size): \_\_\_\_\_  
 Work bench: \_\_\_\_\_

**Exterior**

Wall material (select one or more for combination):

- Brick
- Stone
- Stucco
- Siding
  - \_\_\_ cement board
  - \_\_\_ vinyl
  - \_\_\_ cedar shake
  - \_\_\_ other: \_\_\_\_\_

Roofing

- Composition
- Tile
- Metal
- Other

Foundation

- Concrete slab
- Crawl space
- Basement (full)
- Basement (walk-out)

Windows

- Vinyl
- Clad wood

Porches

- Front
- Rear

Exterior wall framing

- 2x4
- 2x6

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

# Frequently Asked Questions

***What is a Conceptual Design and why should I consider this approach to creating plans for my new home?***

Our Conceptual Designs provide the essential design information for your new home. Working with your ideas and criteria, we develop the floor plan and exterior elevations into a workable design that addresses your specific site and your family's lifestyle. These concepts can then be completed as construction plans by your builder.

Having created custom plans for over thirty years, I understand the value of having your builder involved not only in the design process, but also with the actual construction drawings or *blueprints*. The fact that your builder will be responsible for these construction plans offers several benefits:

- Your builder understands the local construction techniques and building codes.
- The actual construction costs can more accurately be monitored and controlled since the builder will be working directly with you during that phase of the detailed drawings.

***Will the total cost for my home design (Conceptual Design & Construction Plans) be more than if I work with a firm offering Design & Construction Plans?***

Probably not. In fact, the total cost of a *Conceptual Design* and the fee to complete the construction drawings is typically less than starting from scratch to create a custom design. Of course fees can vary considerably from one location to another.

***What are the fees for creating a Conceptual Design?***

Typically, the fee ranges from \$0.85 to 0.95 per sq. ft. (total area). Once we review your criteria and notes, we will provide a written quote.

***How much will The Garlinghouse Company charge to complete the construction plans based on my Conceptual Design?***

Obviously, this depends on the size and complexity of the overall design, along with the exact information required by your local building codes and restrictions. However, an average "range" would be between \$1500 and \$3000.

