



Make PLANS with us, we make life measurably better

The Initial Consult

If you can't seem to get your ' vision solidified or are stumped by a design problem with an existing home or property, we offer an on-site initial consult to provide professional expertise & insight . We provide a courtesy rate for approximately 2 hours of time, which does not include extensive travel distance or advance research and consideration. As architect's we do not have a product to sell.. it's ideas that we offer , an intangible, so the best way to give substance to those ideas is to place value on our time and expertise. We make homeowners aware of the issues, problems, solutions and potential costs associated with the work. In return we ask that you too respect our time and we find this to be an equitable arrangement to accomplish the following:

1. Tour the home from foundation to attic and consider the exterior as relevant to scope of work.
2. Become familiar with the specific design problem, the client, and unique features of the project
3. Identify opportunities & design tools that could be included in a potential solution
4. Identify the limits of design as set by parameters such as:
 - a. Scale, structural limitations, physical limits, natural conditions, landscape features, nat'l light
 - b. Zoning codes, Building codes, Health Department requirements
 - c. Historical character as a context for solution, materiality and detail, including record photos
 - d. Owner placed parameters including budget& willingness to consider solutions
5. Help Owner objectively consider the current space, efficiency , circulation , quality and flow
6. Discuss preliminary budgets, allowances and cost benefits of solutions

What to prepare in advance:

1. A copy of the survey (graphic depiction of the structure on the property or the site)
2. Original building plans, blueprints, deck , pool or garden plans, any graphic record of prior improvements including layout of septic system or similar utilities (Inquire with Town Assessor or Building Inspector) in advance to see what can be obtained through public records.
3. Inspiration: Ideas, images, photographs, sketches, dream ideas, doodles.....
4. Wish list, written list of priorities, shortcomings of existing home.
5. Long term and short term goals, including maintenance and upkeep that is planned such as replacing the roof, mechanical systems or other future improvements such as decks, pools....
6. The more ideas and or questions you present, the more we can discuss

Architects ideas:

The end result of the meeting will not be a sketch or design that can be constructed. The product will be a greater understanding of the issues and potential solutions. The process should help you consider new patterns that you may not have considered and validate those ideas that are worthy of exploring in the next stage of design.

Some of the questions you may ask:

1. What does the architect see as important issues or considerations in your project?
2. What are the challenges of the project?
3. How will the architect approach your project?
4. How will the architect gather information about your needs, goals, etc.?
5. How will the architect establish priorities and make decisions?
6. Who from the architecture firm will you be dealing with directly? Is that the same person who will be designing the project? Who will be designing your project?
7. How interested is the architect in this project, how important will my project be?
8. What sets this architect apart from the rest?
9. Does the architect have a list of past clients that you can contact?
10. How does the architect establish fees?
11. Does the architect need to engage consultants?
12. What are the steps in the design process?
13. How does the architect organize the process?
14. What does the architect expect you to provide?
15. What is the architect's design philosophy?
16. What is the architect's experience/track record with cost estimating?
17. What will the architect show you along the way to explain the project? Will you see models, drawings, or computer animations?
18. If the scope of the project changes later in the project, will there be additional fees? How will these fees be justified?
19. What services does the architect provide during construction?
20. How disruptive will construction be? How long does the architect expect it to take to complete your project?