



– SITE PLANNING AND DESIGN GUIDE –

SITE PLANNING

Having information available on the following topics will help your builder and designer.

- Copy of recent survey or plot map.
- Copy of deed – check the legal description, deed restrictions and easements.
- Site restrictions – township zoning and developer restrictions. Very important to know what you can and cannot do with your property.
- Utility companies servicing the building site – electric, gas, propane.
- Things to consider when determining house and driveway placement – view, privacy, neighbors, traffic.
- Perk test available? – Health department issued – soil suitability for septic system.
- Has any soil testing been completed for PSI loading? Special foundation requirements?
- Length of driveway from road (cost of building drive and bringing in utilities).
- Well depth?
- Site topography map – hill side construction vs flat site, walk-out basement possibilities?
- Fill consideration.
- Tree & stump removal.
- Neighbor privacy considerations in placing the house and drive on the site.

Construction costs can vary greatly depending on the site. One lot may have a lower price tag but cost more to develop than a higher priced lot that's more conducive to your specific building needs.



BUDGETING

- Target budget – it's a waste of everyone's time to design a home that doesn't fit your budget or costs more than you want to pay or can afford. Good communication at this point can save you time and money.
- The number and size of bedrooms, bathrooms, main living areas, garages, decks, porches, fireplaces, etc. impacts both the size and the cost of the home.
- Talk with your builder about the size of the home you'd like to build.
- Builders cannot provide an accurate project cost without completed drawings. However, an experienced builder should be able to give you a very preliminary budget price using estimated square footages, site conditions and chosen amenities.

DESIGN

- The initial meeting is usually spent discussing what style home you want to build, family needs and “must have” items. Think about the homes you've lived in or visited. What did you like or dislike about the floor plan? Were there any features that you particularly liked?
- One of the best ways to convey your ideas to your designer is visually. Cut out pictures or articles about products, rooms, styles or ideas you like and may want to incorporate into the design of your new home. Bring the information with you to your first meeting.
- Site conditions – topography, view, driveway orientation or any neighbors to consider when designing and determining placement of the home on the site?
- Discuss interior product selections such as floor coverings, cabinetry, countertops, plumbing needs and any specialty items. Your designer will be able to include more accurate allowance costs based on the information you provide.
- Review the design process and the time frame. What's the next step? What additional information does the designer need from you and how quickly do they need it? How long after the initial meeting do they typically need to complete the working drawings?



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You may not have all the answers at this stage; designing a home is an evolutionary process. A good designer will take your information, budget, “must have” list , and job site conditions into consideration when working on a concept or preliminary design. Understanding the process, with guidance from the designer, will allow you to make meaningful changes moving from development of the design to the final draft.

WE CAN HELP YOU NAVIGATE THE BUILDING PROCESS

LET'S GET STARTED ON YOUR NEXT PROJECT

GIVE US A CALL AT 231.322.2829

— OR —

EMAIL US AT info@midlakebuilders.com



OVER 30 YEARS OF EXPERIENCE