

### Designing and Building a New Home

#### 1. What services are typically provided by Samsel Architects when designing a residence?

##### Pre-design (Deciding what to build)

- Identify both the opportunities and constraints of the site (or multiple sites)
- Listen to the Owners' ideas and expectations for their new home
- Prepare a "program" for the house/site that describes desired types and sizes of rooms as well as the preferred relationships between individual rooms and the outdoors
- Develop a preliminary project budget

##### Schematic Design (Developing the Concept)

- Prepare initial design schemes or concepts via drawings and/or models
- Refine the design until the Owners approve a design concept
- Update the budget

##### Design Development (Refining the Design)

- Refine the approved schematic design until a final design is approved
- Add detail to the approved design
- Update the budget

##### Construction Documents (Drawings and Specifications)

- Prepare detailed Drawings and Specifications that describe the project and are referenced in the contract between the Owner and Contractor for the construction of the house

##### Construction Procurement (Hiring the Contractor)

- Assist Owner in selecting the Contractor and negotiating a construction contract through either a bidding or negotiation process

##### Construction Contract Administration (Observation during Construction)

- Oversee the construction work for conformance to Construction Documents
- Process the Contractor's shop drawings, product data, samples and pay requests
- Handle requests for changes during construction and administer project close-out

#### 2. Do all residences include all of the services above?

Most do. However, we can adjust our services (and fees) to meet an Owner's particular requirements.

#### 3. What project characteristics produce the best home?

- Attentive listening, clear communications and teamwork by all parties
- The Architect gets to know the Owner(s) and understands how they live
- Owner approval of each phase of work prior to proceeding
- "Living" with the home's design as it unfolds—taking time to process and understand the plans

#### 4. Who is on the 'team' when designing and building a home with Samsel Architects?

The Owners, the Architect and a Contractor. Affiliated design professionals such as an Interior Designer and a Landscape Architect are also often involved in creating a residence.

#### 5. How are your fees determined?

Our fees are negotiated according to our role and level of service. We can structure our fee as a fixed amount, percentage of construction cost, or hourly rates, based on Owner's needs. The house's size, location, level of finish and other design factors affect our fees.