

The Importance of Proper Planning for Additions and Remodeling Projects

Proper planning makes a project easier and keeps things on-time and in budget. Lack of planning always costs more. Proper use of architects and designers on complex projects or large remodels cost in the beginning but they offer several benefits that home owners and business owners will appreciate. Based on experience every project has different dynamics based upon the needs of the owner. Jobs with extensive installation details, custom built in units and tight space consideration are all good candidates for professionally designed and drafted drawings. IN other cases just applying for the building permit requires foot print, elevation and roof details in some municipalities they require the completed floor pan drawings for review. Even simple plumbing fixture, electrical m fixture, appliance selection or floor finish schedules eliminate wrong selections and even assist in proper substrate being installed in the correct areas.

There are a few negatives when you hire these design professional. They will take a bit of time to get all your thoughts down in order to render as-builts and versions of your dream. It will take a few dollars to get to the point of final drawings. A designer or architect will have his or her own style that may confuse or affect your decisions. But these issues are out weighed by the benefits gained.

First a well designed set of plans from an architect can show you views of doors, walls and cabinets so you can see how a new design will look without the cost of building it and not liking it. Colors schemes and renderings can get expensive but when it is your dream home or office building that makes and impression of you or your business no expense should be spared. More technical designs and support systems should be designed by architects who are qualified for interior remodeling and design work sometimes special designs items or commercial structures will require engineering assistance in the structural, electrical or mechanical designs. All of these professionals come at a cost but their fees are well spent and can save tens of thousands in the end.

Architects design and engineer residential drawings and calculate load bearings of walls, header sizes, beam sizes, post sizes, spans, cantilever designs and snow loads to roofs. An AIA certified architect can save a project from the start thousands of dollars by proper design.

An architect and more often a designer can help with the interior selections of floor covering, wall coverings, paints and color schemes. Designers are very useful when it comes to finishing a home, decorating a home or converting a home to a different feel or look.

At times architects and designers overlap in their ability to sketch out a floor plan and make sections. The designer is often more in tune with finishes and decorating thought they may draw up a nice set of plans or design concepts. Architects are often more involved in the structural design of a home but certainly both of these specialties can

overlap into various aspects of the project. A professional architect and designer working together produce the best results for the client and make the builders task less complicated. More and more these skill sets are working together in unison to achieve the customer satisfaction in a project.

Both of the services can get expensive because they are percentage fee based or hourly compensated for concept ideas that are not yet to fruition. Understanding when and how to use these professionals for cost effectiveness is something the client should be aware of. Using them from beginning to end is certainly an option and may meet the needs of some of our clients and give them the comfort level they need throughout the project.