



*Inspired Ideas. Proven Plans.*

## Custom Home Design Project Outline

A custom home is considered to be a design that is developed from scratch using ideas and concepts provided by the owner to define their unique home. Considering lifestyle requirements, special needs and design style desired we create a home plan with your input to meet your specific needs.

### Initial Interview

- Preliminary establishment of project scope and schedule
- Review and discussion of plat and topographical documents
- Client information review, discussion of specific design requirements

### Quotation and Contract

- Preparation of quotation and contract for client review and signature

### Conceptual Design Sketches

- Site observation and photo documentation with Client; discussion of house placement and views
- Code, zoning and design review submittal research
- Development of conceptual design sketches
  - Primary floor plans, front elevation and preliminary site study
- Refinement of conceptual design based on Client review
- Optional:
  - Development of outline specifications for Builder initial budget pricing
  - 3D Massing model of refined conceptual design sketches

### Builder Interview and Budget Pricing

- Interview selected builder(s), discussion of budget requirements and project specifications
- Builder(s) prepares initial budget pricing based on conceptual design sketches (+/- \$50,000 max.)

### Team Selection (Optional)

- Client is encouraged to select the builder they would like to work with prior to the next phase
- Interior Designer and/or Landscape Designer should be selected if included in the project
- Pool & Spa Designer should be selected at this time also if pool is included in site development plans
- Meeting with Clients and entire team to refine design prior to Design Development Document phase

---

**DESIGN SERVICES:** Custom Homes Remodeling Interiors Neighborhoods Pre-Designed House Plans

---

7844 Flint Road, Columbus, OH 43235 t 614 430 0027 f 614 430 8071 [www.rdshomedesign.com](http://www.rdshomedesign.com)

## Design Development Documents

Development of Conceptual Design Sketches into the first stage of the construction documents.  
Layout of the site study and all floor plans to scale, checking for zoning and setback issues  
Development of all of the exterior elevation views, foundation and roof plans with appropriate details  
Review of Design Development Documents with entire team prior to beginning Permit Documents

## Interior Detailing (Optional)

Development of electrical and lighting plans based on furniture layouts from Interior Designer or client  
Development and detailing of fireplace face elevations with Interior Designer and/or client  
Development and detailing of specific casework through out the home as determined by client  
Development of specific trim profiles and details through out the home as determined by client  
Development and detailing of specific ceiling treatments with Interior Designer and/or client  
Review of all interior details with entire team prior to beginning Permit Documents

## Permit and Bid Documents

Completion of Design Development Documents for permit submittal and bid  
Incorporation of structural design details from engineer  
Incorporation of special details into plans from all team members  
Completion of Material and Finish Specifications to accompany bid documents

## Construction Documents

Minor revisions and changes subsequent to bid selection and team feedback  
Incorporation of minor builder clarification items based on their final review

We prefer to approach the design and construction of a home as a team process. Therefore we encourage our clients to interview and select a builder early in the design process to provide cost and design feedback as part of the team. This method ensures that when the plans are completed, our clients have a home they are excited to build at a cost they're comfortable with.



**DESIGN SERVICES:** Custom Homes Remodeling Interiors Neighborhoods Pre-Designed House Plans

7844 Flint Road, Columbus, OH 43235 t 614 430 0027 f 614 430 8071 [www.rdshomedesign.com](http://www.rdshomedesign.com)