



Inspired Ideas. Proven Plans.

Existing Plan Revisions

Project Outline

Revisions to existing plans include simple or significant changes to plans from the internet, a builder's existing plans or a house plan from our pre-designed inventory. These changes will allow our clients to modify the design to fit their individual lifestyle requirements, special needs and desired design style.

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
- Review and discussion of existing plan documents

Quotation and Contract

- Preparation of quotation and contract for client review and signature

Conceptual Design Sketches

- Site observation and photo documentation with Clients; discussion of house placement and views
- Code, zoning and design review submittal research
- Development of conceptual design sketch overlays for required revisions 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 house reflecting 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 (+/- 10% 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 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

Design Development Documents

Development of Conceptual Design Sketches into the first stage of the construction documents.
Layout of the site study and all floor plan changes to scale, verifying compliance with setbacks and zoning.
Revisions to of all of the exterior elevation views, foundation and roof plan
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
Optional: 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