

# CUSTOM DESIGN PROJECTS

Once you have completed preliminary schematics, we can begin to develop your construction document set. Below is a Custom Design Worksheet to help you understand the degree of customization required for your construction documents.

## CUSTOM DESIGN WORKSHEET FOR DESIGN DEVELOPMENT

### PART 1: QUALIFYING LEVEL AND DEGREE OF CUSTOMIZATION

Everyone's degree of customization varies and depends on a) your custom needs and b) your permit set requirements. That said, if you are customizing the LV we will **need** to update the following critical drawings and coordinate them with a structural engineer:

#### UPDATING CRITICAL DRAWINGS:

**A0.1** Title Sheet

**A2.0** Foundation Plan

**A2.1** Floor Framing Plan (if you are a crawlspace/basement client)

**A2.2** Construction Plan

**A2.5** Roof Beam Plan

**A2.6** Roof Framing Plan

**A2.7** Roof Plan

**A3.1 – A3.3** Exterior Elevations

**A4.0 – A4.2** Sections

**A8.1 – A8.3** Window & Door Schedules

**S2.0** Structural Foundation Plan

**S2.1** Structural Floor Framing Plan (if you are a crawlspace/basement client)

**S2.2** Structural Roof Plan

**S3.1 – S3.5** Structural Details (additional detail pages may be required)

**SHOP DRAWINGS** Drawings used to manufacture your kit home.

#### UPDATING OTHER DRAWINGS:

Below is a list of all other drawings that may need to be customized. The list contains some of the reasons why these drawings would need to be customized.

**A1.0 SITE PLAN:** You may need to customize this drawing IF 1) a building department requires you to submit one 2) you have a complex or steep site 3) a walkout basement 4) exterior features on your site that are significant to the design of your home (ex. pool, landscape features, parking) 5) or outdoor space (e.g. deck or patio) that you would like to integrate with your site and your LV Home.

If you would like for us to assist you in locating your home on your property, you will need to provide us with a site survey (to scale and with dimensions) that includes the following information:

- Property lines
- Topography lines
- Easements/setback requirements
- Location of existing utilities, underground and overhead (if applicable)
- Location of existing structures (if applicable)
- Location of septic field (if applicable)
- Existing landscape features
- Location of streets
- Location of existing legal right-of-way

**A2.3 ELECTRICAL AND FINISH PLAN:** You may need to customize the electrical portion of the drawing if you customized your room layout, furniture layout, kitchen layout, and/or bathroom layout. If you have forced air and would like to customize your supply registers, we will need to update this drawing. If you would like to customize your fixtures, appliances, and finishes, you will need to either a) delete this portion and provide your GC with your list or b) have us update this schedule for you.

**A2.4 REFLECTED CEILING PLAN:** You may need to customize this drawing IF 1) you have customized the wall layout and would like to update the lighting accordingly 2) would like to customize your lighting and have different quantity of lighting, different type of lighting fixture, fans, media room location, speaker location, thermometer location, and/or move location of smoke detectors 3) have forced air and would like to customize your return register locations.

**A2.4 INTERIOR ELEVATIONS:** You may need to customize this drawing IF you would like us to design your custom bathroom and/or custom kitchen.

**A4.3 – A4.5 WALL SECTIONS:** You may need to customize these drawings IF you: 1) are adding a deck 2) are using custom siding material 3) your building codes require a fire-protective coating (e.g., stucco or gypsum board) on the exterior surface of the exterior walls

**DETAIL DRAWINGS:** You may need to customize these drawings IF you are 1) using new custom siding material 2) designing a new step, awning, or adding any new condition to the set.

**FIREPLACE DRAWINGS:** This is not part of the standard drawing set, but if you are adding a fireplace we will need to add this custom drawing.

**DECK DRAWINGS:** This is not part of the standard drawing set, but if you are adding a deck we will need to add this custom drawing.

**OTHER DRAWINGS:** Depending on the type of custom changes that you make, additional drawings may be required that are not part of our standard set. See Pg. 24 for a full list of drawings.

## **PART 2: PERMIT**

Below is a list of questions to ask the building department to determine what specifically you will need to submit to obtain a Building Permit:

### **General Questions:**

- Do you have a brochure, website, and any documents to help navigate the permit process?
- How long does it take to get a permit?
- If the permitting process is difficult, do you have a list of permit expeditors to assist you in this process?
- What specific drawings am I required to submit to obtain a permit?

### **Structural Questions:**

- How many architectural and structural drawing sets are required?
- Is a specific drawing format (e.g., 11x17 – standard, or 22x34) required?
- Is an engineer's stamp required on the architectural and structural drawings?
- Do I need to submit engineering calculations for the project?
- If so, how many sets of calculations?
- If so, do the calculations need to be stamped by the engineer?

### **Energy Compliance Questions:**

- Do I need to submit an Energy Compliance Report?
- If so, what type of report (e.g., ResCheck or Title24)?
- How many copies of the report must be submitted?
- Does the report need to be wet-stamped?
- Does the report also need to be included within my drawing set?

## **DESIGN CUSTOMIZATION AND ENGINEERING COSTS**

Given the uniqueness of each project and site, these costs vary. To give you a better understanding of this, we have developed five case study design projects for you to review and compare to the original design. We also have a list of all the different sheets in the construction documents and their cost to generate. The ones listed below are for individual LV/LVL models, so if you are combining units then multiply the number below by the models you plan on purchasing. If you are working on a smaller LVM/LVG/LVC/LVT model, divide that number by half.

## **KIT COSTS**

These are usually the same cost as standard Kit costs, so long as you do not stretch or reduce the overall length of your LV/LVL. If you stretch it by the size of an LVM, it is safe to assume that the cost of this will be same as the LVM, minus the cost of the shared walls. Depending on the shared walls this deduction can range between \$250.00 to \$3,800.00. If you stretch it by the size of  $\frac{1}{2}$  an LVM, you can divide the cost of the LVM model and then subtract the cost of the shared walls. If you reduce it, the same logic is applied.