



Sutter
Homes Co.

THE PRE-CONSTRUCTION PROCESS

Welcome to Sutter Homes! Our Pre Construction Design Process is how we take you from an idea to a solid concept that is ready to build. It is how we help you visualize your dream home. It is how we help you take your lifestyle, personality, and preferences and make a home tailored to you. When you are finished with this process you will be ready to build your home!

PHASES

1. Schematic Design
2. Design Development
3. Construction Documents
4. Interior Design



SCHEDULE

Total Approximate Pre-Construction
Schedule: **22 Weeks**



INVESTMENT

Total Approximate Pre-Construction
Investment: **\$35,000**

THE PRE-CONSTRUCTION TEAM



MIKE SUTTER

Has built over 120 homes in La Plata County and the surrounding area, has synthesized the rigors of net positive building science, and specializes in building energy efficient homes with a human-factored design. He oversees every custom home project, bringing his wealth of knowledge and experience. Mike has lived in Durango for almost 30 years, is passionate about his wife and 3 kids, and coaching high school football.



ANDREW GRIFFITH

Andrew is the head architectural designer for Sutter Homes. Andrew is a 6th generation Durango native. He graduated with a degree in environmental design from CU Boulder. He loves his dog and golfing.

PHASE 1: SCHEMATIC DESIGN (SD)

Schematic Design Phase is the Process of developing the size, shape and layout of your home. Working through Human Factor Design* our in-house architect, will design your home around you, your lifestyle, your personality and your priorities. Our architect will also coordinate your house plan with your lot's unique features to maximize your homes interface with the natural environment.

SD101 Site Analysis including Geotech report and Surveying, and Solar Geometry

- We will work with a geotechnical engineering firm to obtain a soils report for your lot. This identifies any potential challenges and makes sure we design the foundation properly.
- We will have a survey of your lot done to make sure property boundaries, topography and natural environment is taken into account for the home design. We also take into account things like views and site features important to you.
- We will account for lot orientation to sun including shade and seasonal variances.

SD102 Analysis of site specific zoning and codes.

- Our in-house architect will coordinate your house design with local zoning, HOA and code requirements.

SD103 Define Project Scope

- We will help you create an ideal floor plan based on your personal Human Factor Design and the natural elements around your house.
- We will help you arrive at the proper square footage for your needs, lot topography and budget.

SD104 Price per Square Foot Budget Check

- At the end of the Schematic Design Phase our team will conduct a budget check exercise to see if the original cost/ square foot estimate is still accurate.

Schematic Design Approximate Schedule: **6 Weeks**

Schematic Design Approximate Investment: **\$7,000**

*Human Factor Design is the process of designing homes (or anything else) around the human element. Specifically, it is about designing the home around you; your preferences, lifestyle, personality, daily cadences, hobbies and needs.



PHASE 2: DESIGN DEVELOPMENT (DD)

Design Development is the phase where we refine the look and feel of your home. This phase is about taking a deep dive into what your home will feel like, how it will look from the outside, and how it will function in every aspect—the details. We will explain and walk with you through all of these details, so that you get everything from the way windows open to light switch placement, the way you want.

DD101 Exterior Elements

- We will draw up what siding types and textures you want
- We will help you select decking and railing materials
- You will get to pick the colors of the exterior of your home
- We will define and draw your basic landscape design
- You will get to visualize and design your exterior living spaces

DD102 Major Interior Elements

- You will get to chose specific interior elements. Will you have a fireplace? Do you want tubs or showers? What sort of feel and design style do you like? We will help you answer these and many more questions.
- We will walk you through all the important options and details of your electrical, plumbing and HVAC systems.
- We will help you think through the functionality of each space in your floor plan and make sure it fits your desires for that space.

DD103 Windows And Doors

- You will get to decide which rooms you want windows in, how big those windows will be, how they will open. We will walk you through those choices and help you select a window package that is right for you.
- We will help you decide where you want doors, how they will open, how tall they will be, and help you coordinate the style of your doors with the overall style of the house.

DD104 Engage Structural Engineer

- We will submit your hopuse plans to an engineer to make sure the foundation and structural elements are properly designed and sized.

Design Development Approximate Schedule: **4 Weeks**

Design Development Approximate Investment: **\$7,000**



PHASE 3: CONSTRUCTION DOCS (CD)

During the Construction Document Phase your architect and Engineer will work side by side to finalize the technical design and engineering of your home. This makes certain that your home is built properly from the ground up and that there are no conflicts between design and structural integrity. This Phase is about the physical structure and technical systems of your home and getting your planset 100% ready for construction and Phase 4.

CD101 Technical Analysis and Engineering

- An engineer will specify, size and design all of the structural elements of the home.

CD102 Mechanical System Design

- Your architect will take your decisions from Phase 2 and design the locations for your HVAC, Plumbing and Electrical systems, and coordinate with the appropriate sub contractors to determine the technical needs for those systems.
- Your Architect will draw up an electrical plan with all of your switch, outlet, low-voltage and lighting preferences.
- We will submit your homes' design to the appropriate subs for designing you Solar System, Air Circulation System, Low Voltage, Energy Audit, etc.

CD103 Finalize And Apply All Materials

- Our in house architect will make sure that all of your material choices (eg. tile, siding, flooring, etc.) are specified in your plans and that all necessary details are drawn.

CD104 Complete Construction Docs and Detailing of Plans

- Your architect will make sure that all of your construction documents are readied for submittal for building permit, DRB (design review board) review, and subcontractor bids.
- We will run your plans through our Pre- Construction team for a final double check.

Construction Documents Approximate Schedule: **4-6 Weeks**

Construction Documents Approximate Investment: **\$14,000**



PHASE 4: BUDGET, SELECTIONS, SCHEDULE

This Phase is about the finishes of your home, getting an accurate idea of how much the project will cost, and building a realistic schedule. This Phase is also about getting you 100% ready to build your house. What we do in this phase sets us up to build your house efficiently.

BBS101 Submit Finished Plans For Bids

- From your finished plans we will create detailed Scopes of Work (SOW's) for all the subcontractors that we will be seeking bids from. This makes sure that all subcontractors are bidding for the same work and makes sure budgets are as accurate as possible.
- We will submit your plans to our vendors for pricing on all materials for your home.

BBS102 Selections

- We will walk you through the process of making all the decisions for the interior elements of your home. These elements are things like appliances, flooring, faucets, tubs, tile, toilets, cabinet design and more.
- We will guide you through the various options keeping in mind budget, quality and style.

BBS103 Budget Creation

- After we get Selections completed and bids back from our subcontractors and vendors we will build a thorough and accurate budget for your project so that you know exactly what you are getting for an accurate price.

BBS104 Schedule Creation

- Once everything has been planned, selected and designed we will build out a robust schedule for your home that will be our roadmap to getting your dream home off of paper and into three dimensional reality.

Construction Documents Approximate Schedule: **4-6 Weeks**

Construction Documents Approximate Investment: **\$7,000**

