



Phase I: Design Objectives

Site evaluation

In a successful Arts and Crafts home, the site plays a major role in the choice of style, layout and design. The objective is to design a home that blends with and enhances the site. Aesthetic considerations include views, vegetation, topography and nearby structures. Practical considerations include site access, setbacks and right of ways, utilities (drain fields, wells), covenants and orientation to the sun's movement through the year.

Owners' desires and needs

Develop an understanding of owners' functional and aesthetic objectives. All aspects of the owners' aspirations and lifestyles are explored, in addition to all specific practical and aesthetic ideas. The objective of this step is to lay all possibilities on the table without perceived restrictions of the site, design or budget.

House "Program"

Erler Design and the owners work together to prepare a "program" of the house that summarizes desired room types, sizes and relationships with each other and outdoor spaces.

Preliminary Budget

A preliminary budget is prepared as a guideline for choosing the size and level of detail of the home. The budget will include landscaping, construction, custom trim, furnishings and design costs.

Phase II Conceptual Design

The Conceptual Design phase is an opportunity to "play" with different design ideas to find out what works well and "feels right." It is also an important phase for the owner to learn what they like and what priority should be given to different features. The result is a house and landscape design that is ready for further development.

Initial Design

Conceptual drawings of home siting, floor plans, elevations and landscaping are prepared. The level of detail in the drawings will be increased as a mutual confidence in the design is developed.

Budget Analysis

The cost of building a house and landscape is determined by a number of factors, including the complexity of the roof lines, the number of exterior corners, the quality of trim and built-in elements, the choice of mechanical/electronic systems and appliances and the number of square feet. Cost trades between size and "trim level" are important influences on design decisions.

Conceptual Design Approval

The design will be refined until the Owners approve a conceptual design*.

Deliverables for Phase I and II

House "program" developed in Phase I, as well as drawings and documentation supporting initial conceptual designs, refinements and the approved design.

*Fees are estimated assuming two revisions of the final conceptual design to reach owner approval.

Phase III: Design Development

While the conceptual design completed in Phase II defines "what goes where," designing an "art" house in the Arts and Crafts Tradition requires the development of artistic design elements that are to be built into the house and landscape. Although these elements were considered in earlier phases, the "canvas" developed in Phase II is needed to finalize how the elements will be integrated into the house in a self-consistent and harmonious manner.

Definition of Design Themes

A consistent artistic language in the home and landscape is achieved by defining a coherent set of sculptural design elements. These are applied in the general guidelines for exterior and interior trim, but also to the shaping of rafter tails, corbels, decorative bracing, archways and railings. The design of built in features, such as inglenooks, libraries and kitchens are especially important, as are custom light fixtures, stained glass and key furnishings. This step insures that built-in and brought-in art and furnishings work together harmoniously.

Final House Siting and Landscape Design

Final positioning of the house on the site is defined within a landscape design that enlarges the living space with outdoor "rooms" and vistas. Engineering considerations, such as water management, terraces, walls and steps are integrated into the design. Adjustments are made to the layout of the house and outbuildings to enhance the experience from both inside and out, as well as to accommodate any engineering issues.

Design Review with Local Authorities

Erler Design will review the proposed designs with local agencies and others having jurisdiction to ensure orderly processing of applications for permits**.

Refined Design

The conceptual design is refined as informed by the artistic design, final siting and any local restrictions. The design will be refined until the owners approve a final conceptual design**.

Update Budget

Deliverables for Phase III

Drawings and documentation supporting artistic thematic designs, revised siting, design review and the approved final design.

Note: some of the work may be provided by interior designers and landscape architects who are independent partners of Erler Design.

**Fees are estimated assuming two rounds of designs to reach owner approval of the final design and no more than 8 hours to review the designs with local authorities and/or prepare documentation for them. If further effort is required, it will be billed at an hourly rate.

Phase IV: Construction Documents

House Construction Documents

Preparation of detailed drawings and specifications that describe in detail the requirements for the project. These documents are based on the documentation completed in Phase III and fulfill the requirements for building permits and construction through framing and exterior siding. Special requirements for the installation of interior and exterior trim will be included.

Deliverables for Phase IV

Construction Documents will be prepared by an engineer or architect licensed to practice in the jurisdiction of the building site.

Note: Erler Design will identify and work with an engineer or architect licensed to practice in the jurisdiction of the building site. However, the owner will pay them directly for their services. While some jurisdictions may not require documents prepared by licensed professionals, others require varying levels of documentation. Erler Design's activities in Phase IV will be billed at an hourly rate.

Phase V: Hiring a Contractor, Trim Fabricator, Woodworkers and Artisans

Erler Design will assist the owner in hiring a building contractor and landscape contractor, as well as the various trim fabricators, woodworkers and artisans required to build the home and all detailed elements. In addition, we will identify sources for specialized hardware.

General Contractor

Erler Design will assist the owner in identifying a general contractor who is an experienced custom home builder capable of working with the variety of trim fabricators, woodworkers and artisans required to complete the home.

Trim Fabricator, Woodworkers and Artisans

Erler Design will assist the owner in identifying the specialized tradesmen required to complete the artistic elements of the home. While these individuals will coordinate with the General Contractor, they will receive specific design direction from Erler Design.

Deliverables for Phase V

Documentation required in the selection process.

Phase VI: Construction Management

Construction of an "art" house requires close attention to details during the construction process. This includes fabrication of inexpensive prototypes to confirm that scale and shapes are balanced when viewed at the site and revising drawings to reflect the as-built conditions. Subtle changes make the difference between a balanced, "resonant" design and one that is merely adequate.

Initial Construction: Foundations through Framing

Ensure that foundations and framing are built as specified and will accommodate the elements to be installed at a later stage.

Electrical, HVAC and Structured wiring

Ensure that electrical and structured wiring match the planned and possible uses within the home. Oversee HVAC routing to confirm that it will not interfere with elements to be installed at a later stage. Ensure that air handlers and exterior heat exchangers are located in areas where noise will not interfere with daily activities.

Final Drawings/Installation management of Installed Structures and Trim

Drawings of inglenook details, fireplaces, kitchens, libraries and home entertainment rooms are modified to fit in the as-built space. Work closely with fabricators and installers to ensure that design objectives are met.

Landscape Construction Documents and Installation management

Preparation of detailed drawings and specifications for grading, water management and hardscape elements. This includes specific designs for walls, columns, terraces, patios, stairs, ponds and fountains. Work closely with fabricators and installers to ensure that design objectives are met.

Deliverables for Phase VI

Documentation and drawings required for final fabrication and installation.

Note: Most of the effort is on-site supervision of fabrication and installation. Some of the work may be provided by interior designers and landscape architects who are independent partners of Erler Design.

Phase VII: Painting, Finishing, Custom Tile, Specialized Lighting and Custom Furniture

The appearance of an Arts and Crafts home is determined by the final touches provided by the use of color, wood finishes, art tile, custom light fixtures (often with stained glass) and custom furniture.

Painting

Select a color scheme consistent with period furnishings and fabrics, as well as the surrounding landscape. Wall papers, stencils and special finishes are also included. Work closely with painters, artisans and installers to insure proper execution.

Finishing

Develop custom stains for different woods and conditions to bring them into a pallet that blends with the color scheme for the home. Work with painters to insure proper execution.

Custom Tile

Design specialized tile installations, such as fireplaces and fountains. This includes tile and color selection.

Installed Internal and External Lighting

Where possible, select commercial lighting consistent with design objectives. In special statement lighting, such as dining rooms, entry halls, and stairs, design lighting consistent with the artistic themes of the house. Work with artisans (stained glass, metal workers, wood workers) to ensure design objectives are met.

Custom Furniture

Design furniture for specific locations in the house that are consistent with the artistic themes. Work with the furniture maker to ensure design objectives are met.

Deliverables and Fees for Phase VII

Documentation and drawings required for fabrication and installation.

Note: Some of the work may be provided by interior designers who are independent partners of Erler Design.