



# Steps to designing your custom home

**N**avigating the design of a custom home can be exciting, challenging and overwhelming. Choosing the right design team and architect are critical decisions and the first step to creating your home. This partner will need to provide responsive assistance through every phase of design, engineering and construction. The goal is a worry-free process that results in a beautiful custom home and building experience.



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The first phase of designing your home is Pre-Design which precedes any actual drawings or designing. This is when the goals and intentions of our project are established.

The Project Program is developed that will define the scope of work and budget. The program will include, but is not limited to: Your wants and needs, architectural style preferences, lifestyle issues and trends, space sizes and adjacencies, site information and timeline goals. Potential issues, building restrictions and zoning requirements should be explored at this time.

If the Project Program established problems to solve, the Schematic Design phase discovers the solutions. Keeping in mind your budget and the established program, your team will begin to evaluate design ideas with you. You may fall in love with the first



iteration or maybe it will take a series of studies to nail it just right. We'll communicate ideas through floor plans, elevations, 3-D perspectives, BIMx movies and look at preliminary site layouts. This phase is the ideal time to make changes.

Design Development adds a vibrant new level of detail to your design. Floor plans have more dimensions, building sections, material details, building details and specifications that are just a glimpse of the information and value that's now been added to your design. This is the interim phase between early conceptual design and creation of Construction Documents.

Once you are satisfied with your design and know very few changes will take place, your project will move into Construction Documents, the last phase before construction begins. During this phase, drawings with great

detail are created that include all the necessary connections, engineering and specifications for the construction project.

Excitement builds from the moment a client commits to a custom home build and so does the anticipation of seeing the designs on paper. Accomplishing the coveted final design can take anywhere from two to six months or longer.

Some projects move quickly through the design schedule, others do not. It is all dependent on each individual client, their needs, desires, the site and complexity of the design. Your general contractor will appreciate a well developed set of plans to accurately bid and build your home exactly the way you envisioned it.

Now you get the opportunity to watch your dream become a reality. Enjoy!

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Stephanie Baldwin owns and manages Edgewater Design Group, an architecture and structural engineering firm located in downtown Petoskey. She went to school in Alanson and has a bachelor's degree in architecture from Lawrence Technological University. Baldwin is a licensed builder, trustee on the NLEA board of directors and the Home Builders Association of Northern Michigan, and a member of Professional Women in Building, Petoskey Sunrise Rotary Club and Petoskey chamber of commerce. Edgewater Design employs licensed architect Michael Karr and licensed structural engineer Mark Gronck.