

Project Planing Pack

Initial steps to start your:
Dream Home Project



Provided by:
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My Home Designer 604-929-6696
myhomedesigner.com



**Are you planning to renovate or
build a new house?**

**Or thinking of buying a property and want to know the steps you should take to
make the existing house your future home?**

**Are you tired of being pushed around by knowledgeable trades!!!
Or the incompetent staff of municipalities?**

You deserve better...

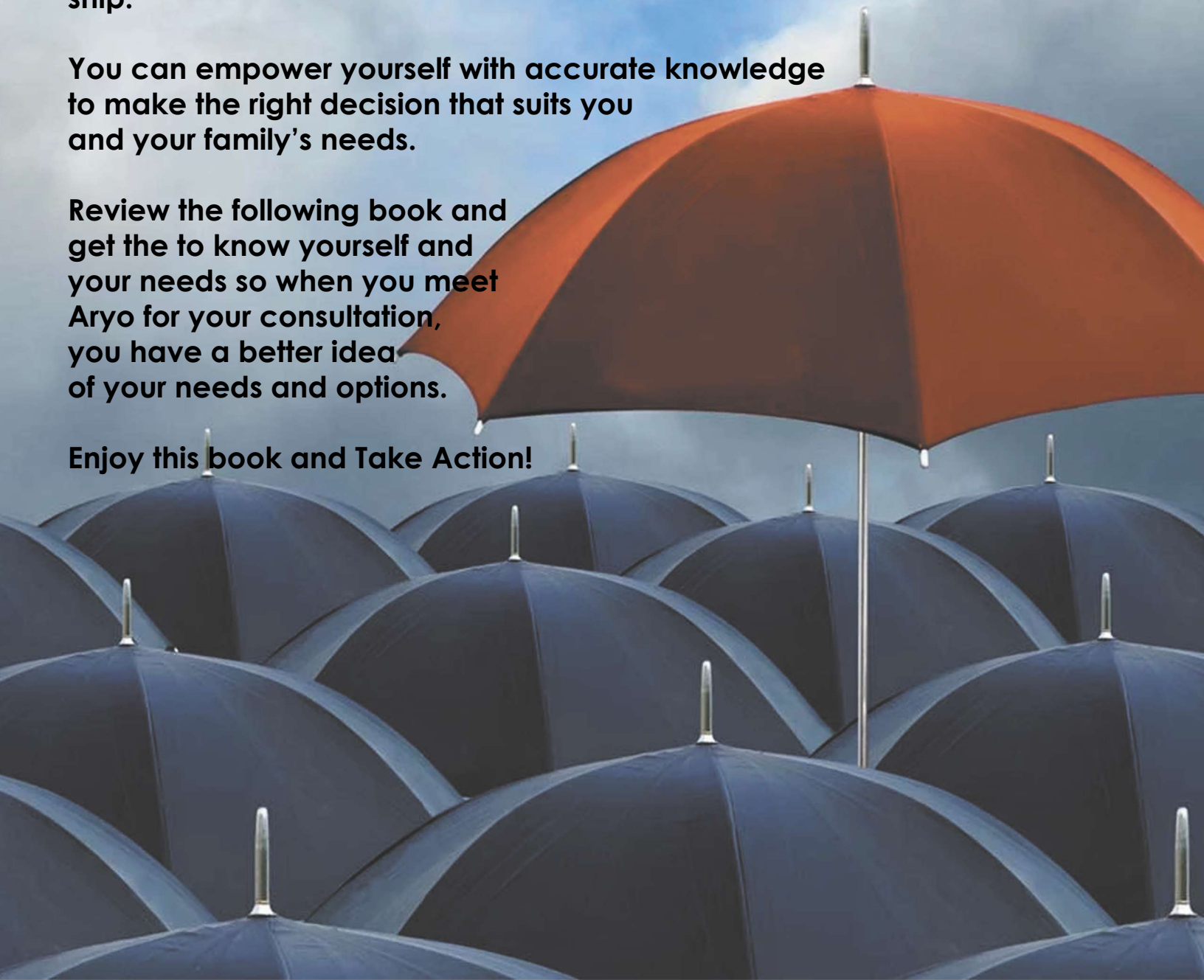
**and you should get in control on your decision-making of
one of the most important financial decisions of your life.**

**Your Home should be your sanctuary and you should be the captain of your
ship.**

**You can empower yourself with accurate knowledge
to make the right decision that suits you
and your family's needs.**

**Review the following book and
get the to know yourself and
your needs so when you meet
Aryo for your consultation,
you have a better idea
of your needs and options.**

Enjoy this book and Take Action!



01. Summary Sheet

Rapid Project Planning Pack For The Research Phase

"If I had six hours to chop down a tree, I'd spend the first 4 sharpening the axe" - Abraham Lincoln

The #1 Project Problem

#1 Problem: Projects going over time and over budget.

On a daily basis, we see people moving projects into the design phase before the research is started. This is like a doctor starting surgery without a thorough diagnosis or trying to build a house on a bad foundation.

That is why we created the **Rapid Project Planning Pack**. Now, you have a simple process to help you move through the **Research Phase**.

If you follow this tool, you will reduce project risk and improve project design.

01. RP3 Summary Sheet

- Once you have ticked all the boxes below, you are ready to move to the Analysis Phase

02. Building Project Roadmap

- Review the roadmap and identify where you are on your journey

03. Building Experts Directory

- Directory of professionals who can help you at each stage of your design and building process

04. Building Cost Estimator

- Simple do-it-yourself worksheet to estimate your building project

05. FAQs & SAQs

- Frequently-asked questions and should-ask questions you need to know about working with an architect

06. Myth & Reality

- Some things architects do outside design to complete a project

07. How To Create A Design Brief Using Only 7 Questions

- Contact your shortlisted architects to start your process

08. Readiness Slider

- Gauge of how ready you are to move to the Design Phase

09. Take action

- How to move forward your project to the next level

02. Building Project Roadmap

Major steps required for Designing and building your New Home

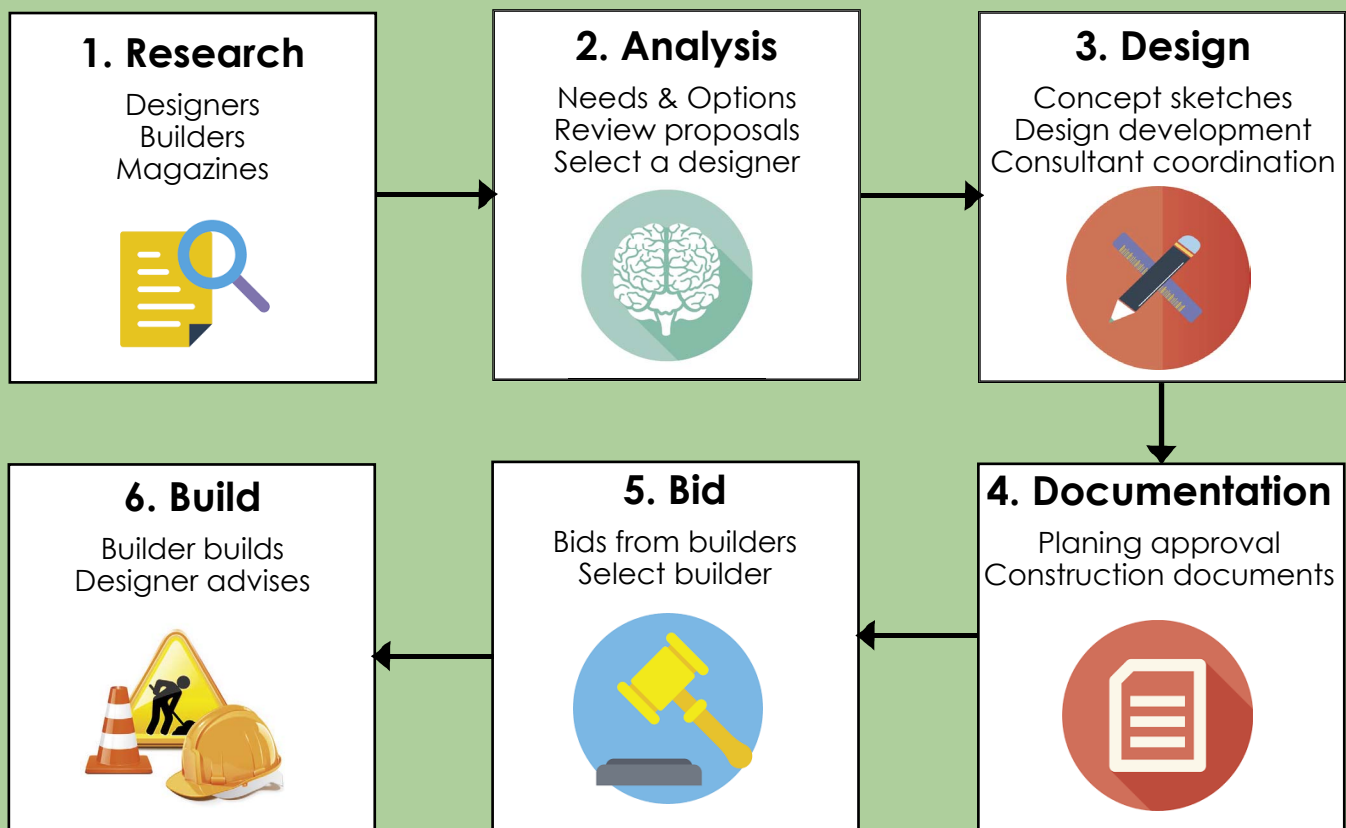
The Roadmap

This is important ... please read carefully.

Right now, you should be in the **Research Phase**.

This is where you are gathering information and playing around with ideas. At the point you want to get serious, you will want to check the feasibility of your ideas and understand what the project constraints are.

If you work with me, we will move to the **Analysis Phase** by conducting a Needs and Options Review to eliminate assumptions, identify constraints and find your best options. You will receive a document that can be used by me or any other home designer that will ensure you reduce project risk and get the best options for your site and budget.



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03. My Project Expert Directory

Our personal directory of Trusted Professionals

“It’s not WHAT you know. It’s WHO you know”

Who are these experts?

Understanding WHAT to do is one obstacle and working out WHO can help you is another.

Everyday, our team receives requests for us to recommend design professionals. To make this process easier, I have listed the expert professionals that we trust for specific types of projects. Not only do they do a great job, but they provide excellent advice, as well. These are the experts we trust explicitly.

If you have other questions about your project, don’t hesitate to reach out to me. If I can’t answer your question, then I’ll direct you to someone who can.

**Don’t start your Renovation
or New Dream Home
before DOWNLOADING THIS:**

**Download our
Dream Team Directory
of Trusted Building Professionals**

The website consisted of contractors, building professionals and experts who will be required to work on a project to make it successful. Some of them are required by law and are necessary to be hired to take liability away from the municipality.

The website is divided by geographic area, and the type of projects. As if someone is trying to renovate his/her house in Vancouver, the expert on the area is different from other types of projects in another city.



www.myhomedesigner.com/dreamteam

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04. Building Cost Estimate

The simple, Do-It-Yourself way to estimate your numbers

The #1 Question

The most dreaded question architects, builders and every other professional hates has got to be, **'how much will my project cost'?**

There are so many variables that a definitive answer is literally impossible.

Even worse, the consequences of trying to answer and risk giving 'bad advice' will have most experts running away to avoid the question.

The problem is that this question is VERY important. No one can proceed if they don't have a ball-park estimation of cost.

This guide will help you to determine an estimate of overall project costs. Your actual number may be more or less, but it can be helpful to see an estimated figure.

New Home Cost Estimator

Style	Standard	Medium	Luxury	Estimate your cost	
Cost per sq.ft.	\$250-\$300	\$400-\$500	\$600 & UP	Area	Cost
2,500 SQ.FT. HOUSE	\$625,000	\$1,000,000	\$1,500,000		
3,500 SQ.FT. HOUSE	\$875,000	\$1,400,000	\$2,100,000		
4,500 SQ.FT. HOUSE	\$1,125,000	\$1,800,000	\$2,700,000		
5,500 SQ.FT. HOUSE	\$1,375,000	\$2,200,000	\$3,300,000		

Renovation /Addition Cost Estimator

Style	Standard	Medium	Luxury	Estimate your cost	
Cost per sq.ft.	\$350	\$500	\$600 & UP	Area	Cost
500 SQ.FT. HOUSE	\$175,000	\$250,000	\$300,000		
1,000 SQ.FT. HOUSE	\$350,000	\$500,000	\$600,000		
1,500 SQ.FT. HOUSE	\$525,000	\$750,000	\$900,000		
2,000 SQ.FT. HOUSE	\$700,000	\$1,000,000	\$1,200,000		

If building with Passive House standard, the cost will go up by %15, and if it is net zero by %20. Some of the items that will effect on the costs are: heating and cooling system, windows and door choices, wall and floor finishing choices, cabinets and countertop, plumbing fixtures and number of bathrooms and other details that has take in considerations. Site conditions might effect on the total renovation cost as well.

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05. Questions to ask

When hiring a Home Designer, it's helpful to have a process to make sure you get the best person for the project.

Ask the right Questions

Although extensive schooling and training are required for all Designers, that doesn't mean all architects and designers are created equal.

Finding the RIGHT designer for you depends on several factors, including: personality, design style, building for taste or to make money, outside the box thinker, budget and even whether your project requires a specialist skill set.

Choosing the right Designer can mean the difference between an enjoyable experience and one plagued with problems and hassles the whole way through once a project moves into the **Build Phase**. How will your project go?

The questions are the answer ...

- | | |
|--|--|
| <input type="checkbox"/> What unique value do you have for our specific type of project? | <input type="checkbox"/> How would you like me to share my ideas, images, needs, wants and research? |
| <input type="checkbox"/> How can you add value to our home so that we maximize the return on investment/ if we sell? | <input type="checkbox"/> What can I do to help you deliver the best work for us? |
| <input type="checkbox"/> Do you offer a pre-design analysis service to help move us safely and efficiently towards the design phase? | <input type="checkbox"/> Do you have a team game plan that outlines how we all successfully work together, even under pressure? |
| <input type="checkbox"/> What are the specific challenges for our type of project and how have you overcome these in the past? | <input type="checkbox"/> Will you run the tender process to find and select the best construction team? |
| <input type="checkbox"/> If my budget, timeline and scope of project are unrealistic, will you let me know? | <input type="checkbox"/> What educational material do you provide so we can understand the requirements of our specific type of project? |

06. Myth vs. Reality

What do Home Designer's actually do?

A good Designer's role is a lot larger than most people realize. When a Designer manages your project, they ensure that every part of the process below (and more) is handled to ensure that the biggest investment in your life or career is safe and secure.

Myth:

Sketches design that a builder uses.

Reality:

Checking the title and, in particular, any easements and land covenants that may restrict what or where you can build.

Ensuring Compliance with building and safety regulations, local planning regulations and restrictions. Depending on the project, there may be laws surrounding the preservation of the local environment or any historic parts of a building.

Leadership - heading up the team of professionals who will work on this stage of the project including builders, tradespeople, engineers, designers and financial professionals.

Construction documentation - translates the design into instructions and technical specifications for contractors and construction experts. Ensures those specifications are met.

Project management - site visits and meetings, overseeing the construction and validating quality of work, negotiating with contractors and dealing with and resolving any problems that arise.

07. How to create a design brief using only 7 questions

“Focusing about saying No” - Steve Jobs

Alice: “Would you tell me, please, which way I ought to go from here?”

The Cheshire Cat: “That depends a good deal on where you want to go.”

Alice: “I don't much care where.”

The Cheshire Cat: “Then it doesn't much matter which way you go.”

The method below is our famous 7 Question design brief creator. You can request a more detailed, but equally simple, guide by visiting www.myhomedesigner.com

Your Question	Answer
1. Outline your current situation?	
2. How do you live? Is that changing or about to change?	
3. What will you need to see to know your project has been a dramatic success?	
4. How do you want to FEEL as you move through your new space?	
5. Who are the important people this home needs to be designed for?	
6. What are the budget, timeframes and boundaries we need to work within?	
7. What does your home really mean to you?	

08. Readiness slider

Are you ready to move to the design phase?

Do You Need A Home Designer?

This exercise allows you to assess how ready you are to move to the **Design Phase**. If you are not close to 10 on ALL scales, then it's best to seek help from an expert to do this research.

If you rush into the design phase without this information available, you'll run the risk of making too many assumptions, which is the # 1 reason projects go over budget and over time.

"Measure twice, cut once," Builders Mantra

Question	Slider (0-10, zero = low, 10 = high)
On a 1-10 scale, how clear are you on exactly what you need?	0 _____ 10
On a 1-10 scale, how aware are you of all the various options your site will accommodate?	0 _____ 10
On a 1-10 scale, how confident are you that you are aware of all the legal requirements?	0 _____ 10
On a 1-10 scale, how aware are you of the process you will need to have in place to get the project completed on time and on budget?	0 _____ 10
On a 1-10 scale, how confident are you that you that your budget will achieve your needs?	0 _____ 10
Give yourself a current overall rating for readiness.	0 _____ 10

Don't worry if you are not at 10 on all scale yet. The **Need and Options Review** process allows you to fill in the knowledge gaps and gets you ready to move to the **Design Phase**.

Time to take action:

This was good information, **Now what?**

Your **next step** is to **personalize** your options and find out what are the steps you should take to move forward with your project.

It's good to be informed on your project, but at the end of the day you will need professionals to do the job correctly in a timely manner and on budget. You might learn how a surgeon operates by watching youtube videos, but you won't operate on your loved ones just because you know how to do it.

Many people have done renovations in their lifetime but it doesn't make them an expert to give you advice how to do yours. You need personalized advice based on your needs and your options.

Aryo offers a free 30 minute phone conversation to get a better idea of your needs and can arrange a meeting with you to offer a needs and options review package that can clarify your next steps.

So call him today to book an appointment or visit:
www.myhomedesigner.com/bookme



Call Aryo today to book your meeting!

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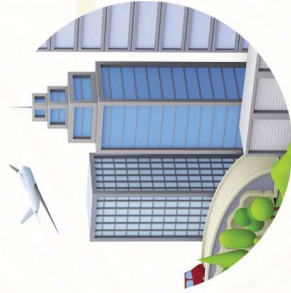




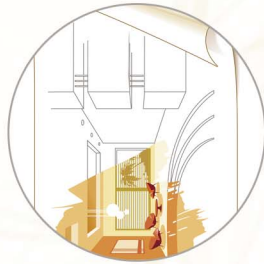
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Project stages

Road map



01
Pre-design Stage
Time: 2 weeks
Budget planning: 2%



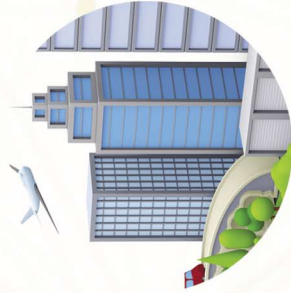
02
Design Stage
Time: 2-3 months
Budget planning: 10%



03
Construction documents Stage
Time: 1-2 months
Budget planning: 15%



04
Permit Submission Stage
Time: 2-6 months (depends on municipality)
Budget planning: 2%



05
Construction Stage
Time: 1-2 years (depends on site and size)
Budget planning: 70%



06
Occupancy Stage
Time: 2-6 weeks
Budget planning: 3%



Coordination by My Home Designer thought the process

Service structure

	Essential Package	Standard Package	Premium Package
Needs & Option Review	✓	✓	✓
Site Meeting & interview	✓	✓	✓
As built survey (for renovation projects)	✓	✓	✓
Schematic design	✓	✓	✓
Design Revisions	1	2	∞
3D view rendering	✗	Simple	∞
Virtual reality presentation	✗	✓	✓
Final approval meeting	✗	✗	✓
Interior design (includes, all finishing material and colour consultation, facet and plumbing fixtures consultation, window covering consultation, cabinets and counter top design) (excludes furniture and appliances consultation which can be added)	✗	✗	✓
Construction document	✓	✓	✓
Client assistance to hire consultants	✗	✓	✓
Coordinate with consultants	✗	✗	✓
Act as the client's agent to present the permit application	✗	✓	✓
City Followups	✗	✗	✓
Tendering	✗	✗	✓
Pre-construction orientation site meeting	✗	✗	✓
Construction administration	✗	✗	✓
Photo Album of final construction	✗	✗	✓

Payment methods: Cash, cheque, Visa, Master card, KaretGold Coin

Payment terms: 10% discount if paid in full upfront, standard payment refer to contract

Call Aryo today to book your meeting!

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**Be a better version of yourself!
Make a Lifestyle and career GOAL
and live your life the fullest.**

Our home shapes our lifestyle and has a huge impact on our emotions, mental and physical performance as well as our personal, family and career life. Our mission is to find out how we can help you to take your life to the next level and how it can benefit your future and your family's well-being.



Schedule a free 30 min. call today and talk to an expert to start your project in the right track!

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