



Mōdish Custom Homes
Planning | Design | Management

Project Planning Guide



 **Lindal**
CEDAR HOMES

Your home. Your Vision. Your Life

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An independent Lindal Homes Representative

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Lindal Architects Collaborative
Design by David Vandervort

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Unique Homes Designed for your Site, Lifestyle, and Budget

Designing a home and managing its construction is a complex venture, full of opportunities for things to go awry. If the design phase isn't well-executed, it could lead to expensive changes and significant delays. The final outcome could be a sub par construction that doesn't live up to your expectations, even if it means going over budget and missing deadlines.

The solution is successful planning. At Mōdish, we are committed to dedicating additional time and resources to preliminary design discussions, a thorough site analysis, and in-depth research, all aimed at establishing a well-informed strategy right from the beginning.



Before starting on your project, we strongly encourage you to make use of this guide to ensure you're properly prepared to move forward with your home building project. What you'll gain are insights into thoughtfully defining your project objectives and selecting the right team for your build. After progressing through each section, you'll find yourself ready to formally begin planning your home with the optimal team of professionals in place. That's why we've created this project planning guide and we hope you'll find it helpful.

Christopher Lorenzo
President | Architectural Designer

“You can use an eraser on the drafting table or a sledgehammer on the construction site.”

- Frank Lloyd Wright

Did you know...

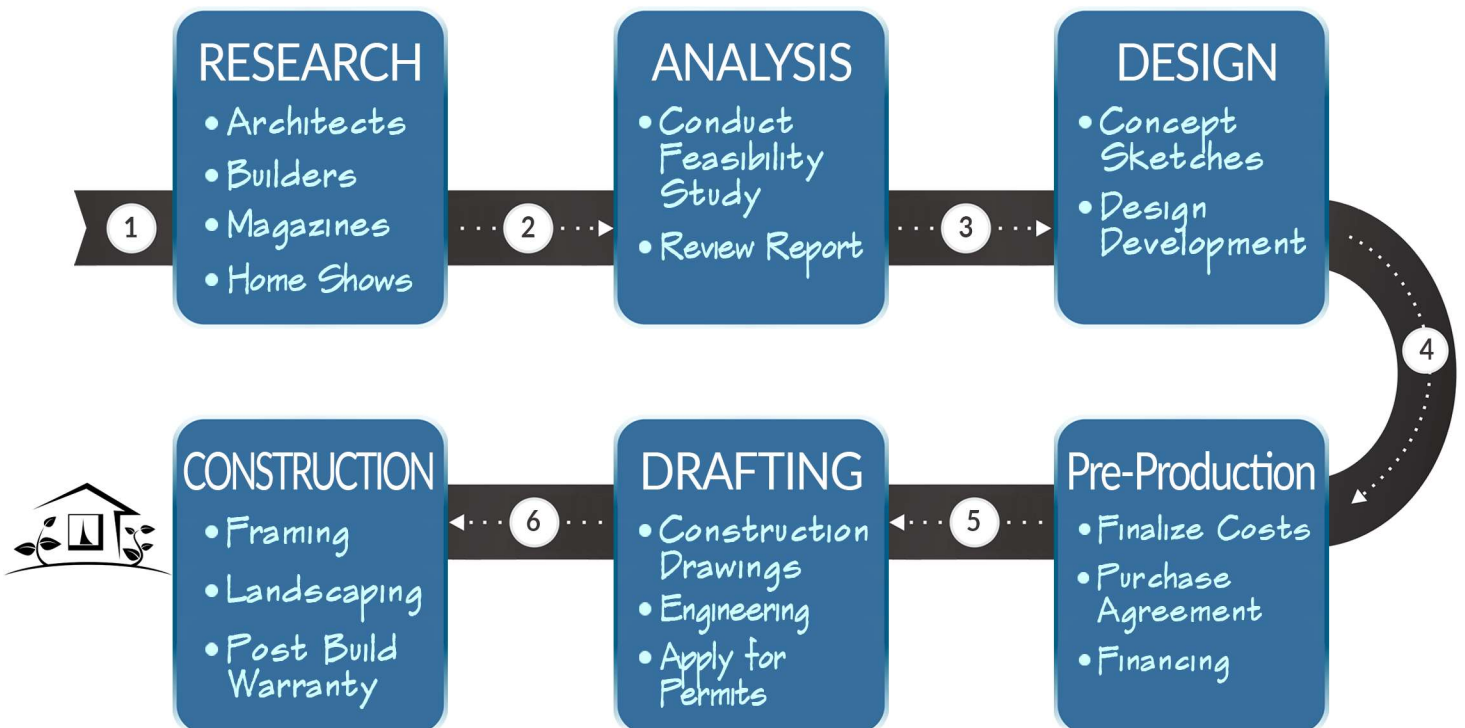
Unexpected cost overruns are one of the top reasons custom home building projects go awry. Lindal Homes provides a fixed-price guarantee, which can help you avoid unexpected cost increases during the construction process. This financial predictability and peace of mind is just one reason to choose a Lindal.

The Major Steps Required for Designing and Building Your New Home

This is important ... please read carefully

Right now, you're likely in the **Research Phase** of your home building journey. This is where you are gathering information and considering various design concepts. When you determine it's time to move forward, you will need to check the feasibility of your ideas and understand what project constraints may exist. If you work with me, we will move to the **Analysis Phase** by conducting a *Design Feasibility Study* to eliminate assumptions, identify constraints and discover your best options. You will receive an informative report that can be used by any architect or homebuilder to reduce project risk and determine the best design options for your site and budget. This stage cannot be skipped or rushed. The number one problem incurred during construction is being over time and over budget. By taking the necessary time at this stage to evaluate your unique situation you will reduce your risk of facing unnecessary and costly setbacks while building your home.

The Roadmap



When you're ready to review the feasibility of your home building project, contact chris@modishcustomhomes to arrange for your pre-design analysis.

Start Your Design Brief by Answering 7 Simple Questions

YOUR QUESTION	YOUR 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 and timeframe constraints we need to work within?	
7 What does your home really mean to you?	

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.”

Are you ready to move to the Design Phase?

This exercise allows you to assess how ready you are to move into 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. Avoid rushing 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.**

QUESTION	SLIDER
On a 1-10 scale, how clear are you on exactly what you need?	0 1 2 3 4 5 6 7 8 9 10
On a 1-10 scale, how aware are you of all the various options your site will accommodate?	0 1 2 3 4 5 6 7 8 9 10
On a 1-10 scale, how confident are you that you are aware of all the legal requirements?	0 1 2 3 4 5 6 7 8 9 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 1 2 3 4 5 6 7 8 9 10
On a 1-10 scale, how confident are you that your budget will achieve your needs?	0 1 2 3 4 5 6 7 8 9 10
Give yourself a current overall rating for readiness	0 1 2 3 4 5 6 7 8 9 10

Don't worry if you are not at 10 on all scales yet, I can help. Call to schedule a free *30-minute consultation* to learn how we can move your scores to a 10. I offer a process that allows you to fill in the knowledge gaps and get yourself ready to move comfortably into the **Design Phase**.

The #1 Question: HOW MUCH DOES A LINDAL HOME COST?

Generally speaking, the turnkey full cost for your Lindal home – including construction, interior finishing, etc.- will be anywhere from \$300-\$750+ per square foot (not including site prep and improvements).

These are general guidelines as the final new home construction cost for a Lindal varies widely. Each choice made throughout the process can have a large impact on the final cost of the home.

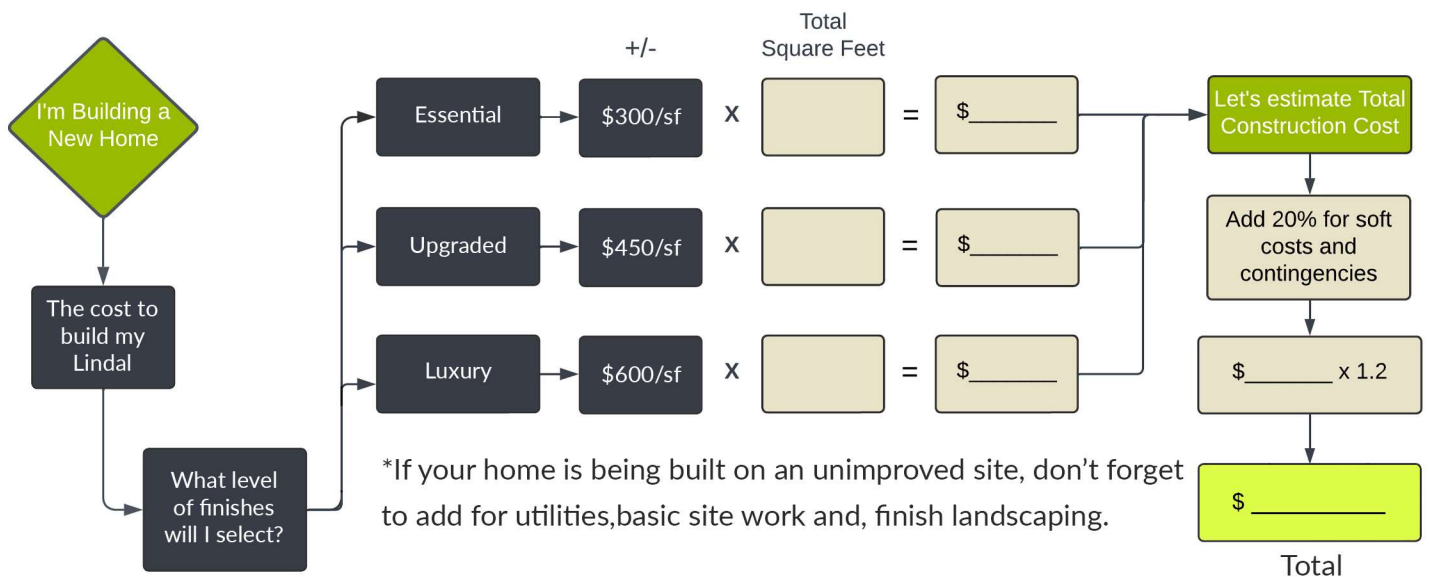
This is why we don't provide a standard, pre-printed price list for Lindal homes. It's also why final costs for the same basic floor plan can vary greatly. However, by utilizing the Mōdish process of proper pre-design analysis, we're confident we can craft your Lindal dream home that both meets your needs and aligns with your budget.

Our prices are extremely competitive with that of local custom home builders, and significantly lower than the cost of an architect-designed custom home.

Use the calculator below to determine an ***estimated cost** for your project.

* A more definitive price will require the creation of construction documents, your choice of grade for interior and exterior finishes, and construction bids provided by local builders.

Building Cost Estimator



For questions regarding the cost for your Lindal home package, contact chris@modishcustomhomes to arrange for a pre-design analysis.

What do we do next?

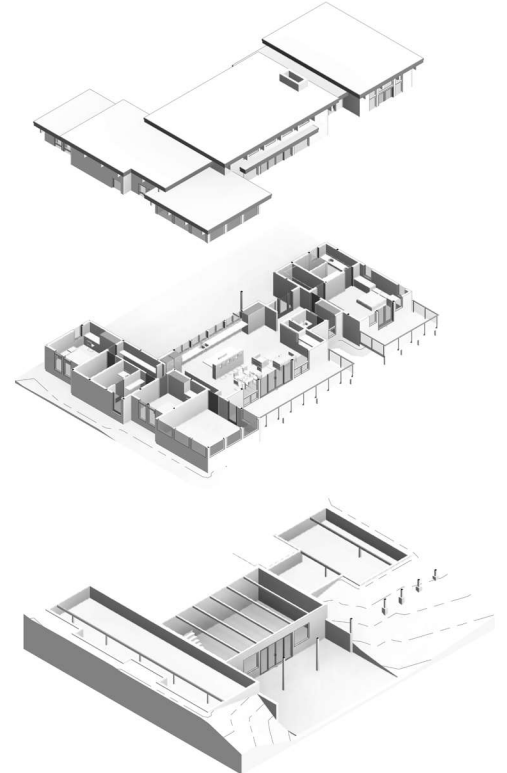
Book a **FREE 30-Minute Q&A** session with your Mōdish designer.

Congratulations!

Thank you for setting your project up for success. Proper preparation is one of our core values, and the success of your project is very important to us.

The next step on your home building journey is to book a complimentary 30 minute **Project Feasibility Call**. On this call you will speak directly with Mōdish designer, Christopher Lorenzo, learn about the process of building a Lindal Home and, be able to ask any questions you may have.

**To make an appointment call
585.687.8652 or visit us online at
www.modishcustomhomes.com**



Scan QR Code to see our availability and book your Project Feasibility Consultation.

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