

BUILDING PROGRAM

Outline for Remodeling

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A building program is a tool architects use to define functional requirements in specifics. For example, instead of saying something general, such as, "We want to expand the kitchen." It might state: "The family wants to hold lavish candlelight dinners for 12 and interact with guests during preparation."

For a detailed review of how to gather your thought and begin identifying particulars of your project, be sure to read our Homeowner's Guide to Remodeling.

A. Use

A brief overview of how the space is used and by whom.

1. People

A list of each family member and regular guests.

2. Activities

A description of the typical workday routine for each family member. Separately a brief review of each person's weekend and holiday routine. The activities include each family member's hobbies and interests.

3. Special Spaces

Often a hobby or interest requires storage space or locations. For example, collecting and displaying art, a photography studio space, billiard room or separate are, etc.

4. Pets

A brief list of the household pets and any specific functions or needs they require.

B. Site

A brief description of the home's location. Details include the surrounding area, weather, notable conditions or circumstances. Especially noted are any prominent nearby details about the setting, such as a lake, park, views, etc.

What the homeowner likes about the location, and also briefly, what they don't like.

Opportunities: Is there space to expand? A special view to exploit or enhance?

Limitations: What will the neighborhood take in scope and scale? What is appropriate to the way the family wants to live in the home?

C. Functional Areas

A short description of how the space will be used, by room and area. Each listing includes priorities, shortcomings, noteworthy aspects about location, etc.

D. Materials

Preferences for specific types or quality levels for wall coverings, flooring, windows, etc. Grade of appliances, eco-friendly materials or features. Also, what materials should not be used.

E. Interior Decorating

Brief review of style, preferences, furnishings, etc. We will address the possibility of adding an Interior Designer to the team.

F. Structure

Aspects of design, including any known conditions to be addressed. For example, adding a second floor might require reinforcement of the foundation.

G. Mechanical

Plumbing, electrical and other functional specifications.

H. Construction

A brief review of the process. It is important for the homeowner to be prepared for the rigors of a major renovation, which can be inconvenient and require dislocation fore extended periods.

I. Exterior Landscaping / Site Development

How the indoors connects to the outdoors. Addresses issues such as the need for privacy, sound barriers, pet and child safety, etc. We will address the possibility of adding a Landscape Architect to the team.

J. Budget

Addresses issues such as how much do you want to spend? Projected cost and a review of financing arrangements.

K. Restrictions

A brief description of limitations by law of height, size, deed restrictions, Homeowner Association Architectural Guidelines and/or Design Review boards.

L. Concept

How one visualizes the result. We will discuss the overall Architectural Style Concept. If you intend to explore new ideas and methods in building your architect needs your clear understanding of these possibilities and how far you wish to take them.

M. Objectives

A final summary and description of what you hope to accomplish with the remodeling project.

The big objective is to solve your family's needs in a fundamental way, within a budget, as well as fulfilling intangible aspects. These include creativity designing interesting spaces and a style of home that fits both the neighborhood and the family.