

A quick overview of the process of building your house

Every house starts in a very different way. We are attempting to answer some of the questions that you may encounter, but by no means is this all inclusive of the potentials for your specific home.

Planning and Plans/Pre Permit Application

(Plans in hand) If you already have plans prepared by an architect or draftsman, a meeting to go over the plans and some questions about finish items can help Carlsen Contracting Company, Inc. prepare a cost to construct.

This is the beginning. This portion takes almost as much time to complete as the time to actually construct the project. This is the time that information is put into the floor plan to ensure that the usage of it will fit your needs, as no two people use the same space the same way. For the most part, just about every floor plan can be modified to look like any style house, from Mediterranean to Spanish to Florida Style to Modern, or Florida Cracker Style and many more. The floor plan is where the rooms are located inside the house and are related to traffic flow and use. The look of the house, or Elevation of the house, is what the house looks like from the road. During this time, discussions include size, shape, materials, what the use of the space is, how you use the space, special needs or wants, and your 5 and 10 year plan on being in the space. Carlsen Contracting Company, Inc. can assist in the beginning to develop drawings to facilitate a preliminary estimate, but eventually, all projects are taken to a professional designer based on your specific project and comfort level with the design professional. The cost for a preliminary set of plans may be required so that a more precise estimate can be completed.

- During this time, the exterior window manufacturer, exterior door manufacturer, and roofing material will need to be identified.

Contract:

(plans in hand) After working through the estimate, and a price is agreed upon, it is time to sign a contract and deposits made.

After the drawings are determined, and prior to incurring cost for the design professional, a contract should be signed. We include the estimate, the design professional drawings, the contract, and any specific additional information as the total of the "contract document." There are times that prior to a complete contract for construction, a specific use contract is done to complete efforts such as preliminary plans, surveys, soil bearing tests or other similar items that may affect the final project.

Permit Application/Phase I Selections

There is still more work to be done by Carlsen Contracting after the completion of the drawings and prior to a building permit being issued. Truss drawings and engineered drawings must be obtained, energy calculation forms as required by building code, manufacturers approval documents for some specific construction materials obtained, notice of commencement letters signed. There is a lot of information that flows between multiple entities at this time, and all of the information must be in hand prior to making the permit application. Often, we send paperwork out, it is reviewed by a vendor, a document is returned to Carlsen and reviewed for approval, returned to the vendor, a work order is created and final documents returned to Carlsen, quite the exchange of information. At the building

