



Plan # SO-07005 3711 sq ft  
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When the time comes to build or remodel we'd like you to consider Wyatt Drafting & Design. This information packet illustrates some considerations that have been an integral part of designing more than 566 projects - on everything from narrow lake lots to large parcels of land.

So, what can Wyatt Drafting and Design do for you? Glad you asked! Wyatt has established a reputation for designing quality plans for new homes, but also provides plans for any size remodel, room addition, or an overall facelift. If you already have plans but have concerns about the design, Wyatt can provide several options.

To bring your ideas to reality, Wyatt offers better detail, better design, and ultimately, a better home! Let's design that perfect home just for you!

Sincerely,  
Mark D. Wyatt

Wyatt Drafting & Design, Inc.

online at:  
**WYATT**  
HOUSE PLANS.COM

# DO YOU NEED A DESIGNER?

A designer sees beyond the basic structure and it's intended use. In reality, a home is not a pile of lumber, like a puzzle waiting to be assembled. There is no such thing as a "one-size-fits-all" home design. Everyone's needs are different, and personal preferences are just as varied. Details like family size, lifestyle, how often and how many you entertain are all factors in a comprehensive view of the project and the start of a master plan. A competent designer takes careful note of these.



Plan # SH-12024 3670 sq ft  
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Plan # SO-05024  
2674 sq ft  
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Other details like alignment, balance, and proportion are key considerations when making a home attractive. Perfection of these details make Wyatt Drafting & Design unique in the home designing industry.

## *Details. . . why are they so important?*

(1) The most accurate way to show a builder everything in the home, outside of actually building it for him, is to provide a complete, highly detailed set of plans. Wyatt plans help you achieve accurate bids and are ideal for discerning home-owners. (2) Detailed plans make your life easier. You avoid feeling pressure that a crew of people are being paid to wait for your decisions - and you aren't left wondering if some of those decisions will look right when everything comes together. (3) The builder's and sub-contractor's jobs are easier because everything is planned out, right down to the location of electrical receptacles, when needed. Plans guide your builder, and that saves you time and money.

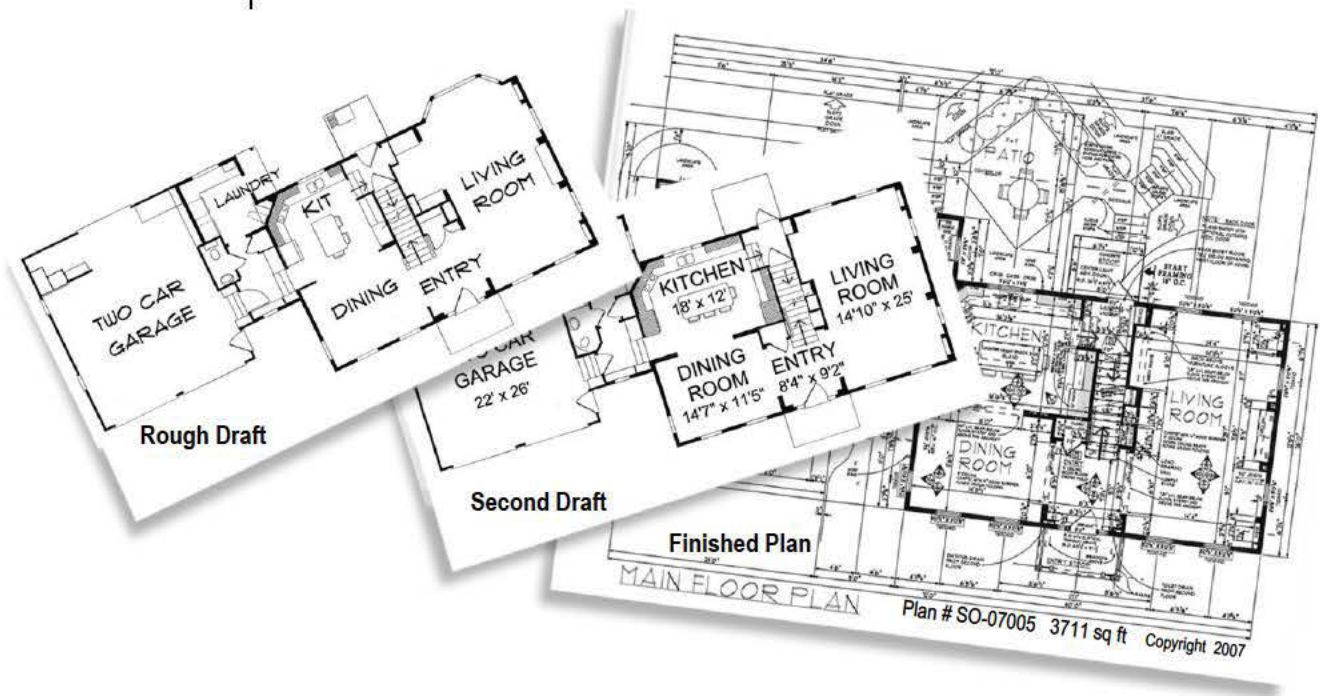
How detailed are Wyatt plans? See for yourself. View our sample plans.

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# THE DESIGN PROCESS - STEP 1

*... what comes first?*

After meeting with you to learn more about your needs and desires, we begin with a rough draft of the floor plan. Homes are designed from the inside out - the exterior comes later. Think of it like wrapping gifts at Christmas time. Once the size and shape of the box is determined, it can be wrapped with any kind of wrapping paper you choose.



*... when does the contractor determine price?*

Rough drafts typically lack details and dimensions and other important features, the very things a builder needs to accurately price the home (example above). Often times these early drafts show things that are later removed. This is confusing and may cause the builder to waste time trying to figure things out. If you want accurate prices, a builder can only be as thorough as the plans. Unfinished plans are open to interpretation. Comprehensive bids come from completed plans.

## EXTERIOR DESIGN - STEP 2

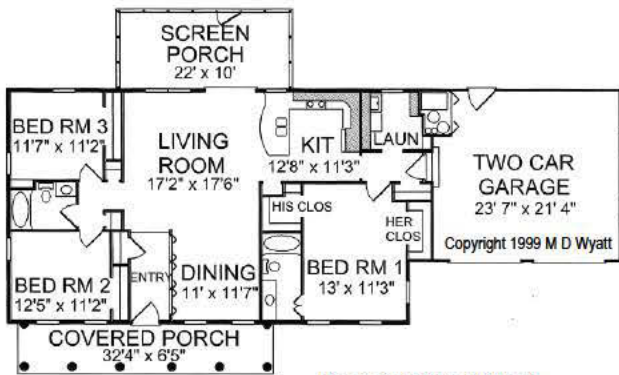
The exterior is critically important. No matter how nicely you finish the interior, if the exterior is unattractive, the value is diminished significantly. Although the exterior is created *after* the interior, it is of no less importance. The interior does not necessarily determine the exterior design. Our goal for the exterior is to make every side of the house attractive.

*samples on next page...*

# EXTERIOR (CONTINUED FROM PREVIOUS PAGE)

*... the floor plan does not dictate the exterior*

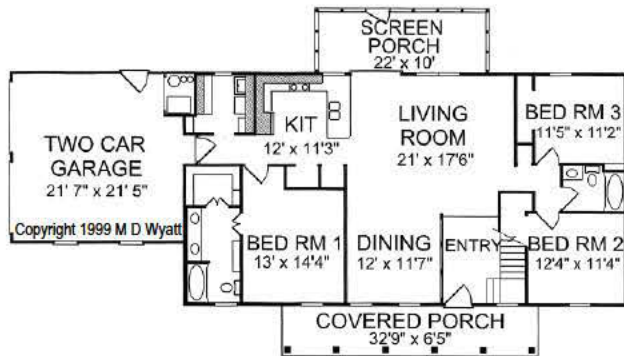
Based on the same floor plan, these illustrations show two optional exteriors. In the revised plan, the house is reversed, putting the garage on the opposite end of the house with the garage doors moved to the side. The front porch was moved from the left side of the house to the center (notice the location of the door and count the windows).



Plan # SH-05013 1592 sq ft



Original Plan



Plan # SH-05015 1697 sq ft



Revised Plan

*... how long does the whole design process take?*

Design time varies from home to home. It is not an overnight process- nor would you want it to be. Your home is too large of an investment to just haphazardly toss the design together without considering your needs, desires, and lifestyle. Because each home is unique and designed specifically for the client, there is no way to predict exactly how long the process will take. A great design does not happen by accident but comes from creativity and innovative ideas.

*... the cost?*

Typically, a custom home will take two to four months to plan; high-end homes could take six months to a year. Designs for new homes are usually under 6% of the cost of the home.

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# PREPARING FOR THE FIRST MEETING

Don't worry if you don't know what certain architectural features are called. There are several things you can do in preparation for our meeting.

**Take inventory.** Make lists, separating needs from wants. Go through your entire house, listing what you do and don't like about each room. Consider size, layout, and how you could make it better. Write down every thought. As you walk through your home, consider the rooms and storage needs. Measure the rooms, closets, shelves, and storage.

**Communicate with pictures.** Magazines and books are a wonderful source of pictures. Pull out clippings of everything you like, such as built-ins, beamed ceilings, or cabinets. The more you can show, the better. Write what you like on each clipping.

**Locate your site plan.** A site plan is the same as the survey of the property. It shows the actual dimensions of the property and any existing buildings. Provide one clean copy.

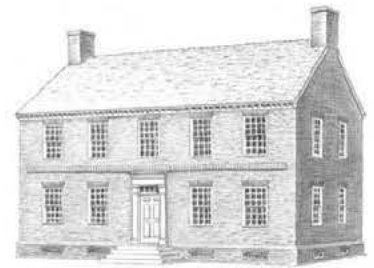
**Pick a house style.** Whatever your favorite style, Wyatt can create a home with authentic, era specific details or create a design with a hint of your style of choice. The nine most common home styles are shown on this page - and like the illustrations show, Wyatt strives to make homes attractive from every side.



Dutch Colonial



Prairie



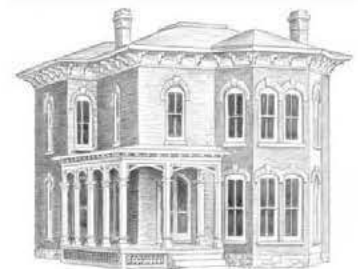
Georgian



Shingle



Italian Renaissance



Italianate



Greek Revival



Queen Anne



Craftsman