

# Client Handbook

Our Design Process and Questions Answered





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# Overview

Thank you for your interest in RAD Studio and inquiring about working with us. We are honored to be considered for your residential project and walk with you through the journey of design and construction.





*We exist to make RAD spaces that people love to spend life in. We take dead, empty land or buildings and activate them once again.*



## Our Vision

At our core, we're in the business of breathing life into buildings & property that others have given up on.

We are a boutique architecture studio that draws inspiration from modernist principles and the latest innovation to create spaces that people love to be in. Our passion is to transform communities and elevate the built environment by challenging conventional design concepts and pushing boundaries.

We believe that good design should not only look beautiful but also improve the quality of life for those who occupy it. Our residential projects are designed to enhance the way our clients live & connect to nature, while our commercial and residential developments add value to both our clients and the surrounding community.

Our approach to architecture results in spaces that are not only aesthetically pleasing but also practical and marketable. We take pride in making spaces that are not only beautiful but also functional and appealing to owners, tenants and investors alike.

*>>Join us in our vision to create desirable, livable, and marketable spaces that enhance the way we live, work and play.*

# Design Packages





# Our Typical Packages

1

The Custom Home

3

The Concept Package

2

The Spec House

4

Fit & Finish Fixture &  
Material Selections -  
Add-on to 1-3





# The Custom Home

## 01



This package is typical of what RAD Studio provides. It consists of a high quality concept design and visuals as well as the permit drawings to make sure that your concept is realized/built properly. In a nutshell - an architect will give you the best and most unique design possible for your project, because they are trained creatively to do that. Thus, it consists of these two phases to make up a holistic process:

1. Schematic Design Phase: Develop New Concept Floor Plan Iterations, Exterior Elevations and 3d Rendered Perspectives And 3D walkthrough to visualize the space, inside and out
2. Construction Documents Phase: Develop base level drawing set required to submit to building department for building permit & coordinate with necessary project engineers. Deliverables Include: Site Plan, Floor Plans, Exterior Elevations, Necessary Building Sections, Electrical & Lighting Plan, general notes, and necessary Architectural Details

Cost Estimate: The custom home architectural fees are approximately 5-8% of construction costs or about \$15-20 per square foot, but this is only an estimate. Actual fees will be dependent on hours utilized to complete the schematic design on a time and materials basis.

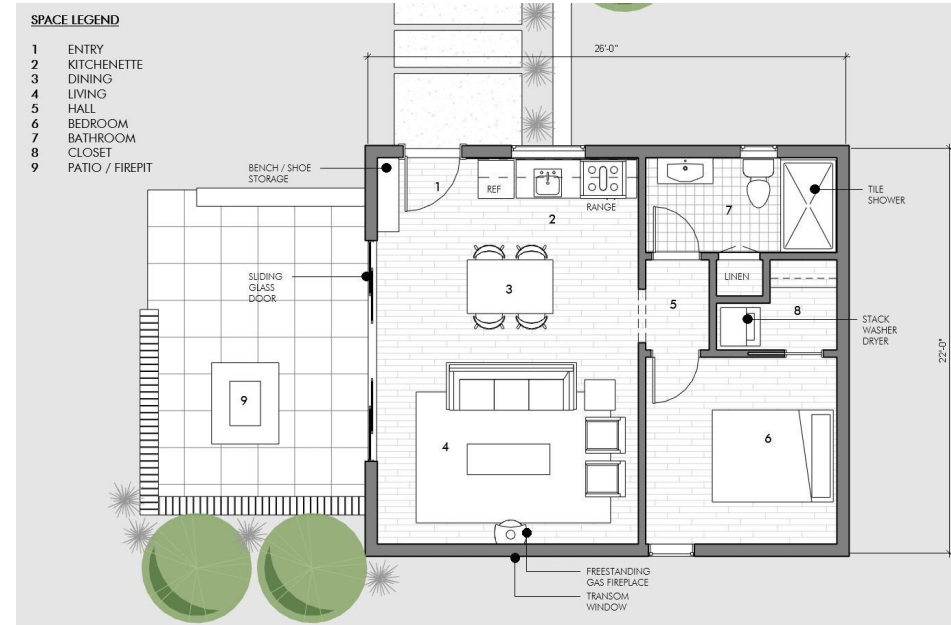


# The Spec House

## 02

This package consists of a set of drawings that provides minimum required information to guarantee that you will receive a building permit from the city or county to construct the house. It includes minimal up-front concept design or rendering visuals, if any. This is for clients that just want a simple house plan with no frills and a simple layout based on examples. This would include the following architectural drawings - a site plan, floor plans with dimensions, a roof plan, exterior elevations, a section detail drawings though the house, general notes, and a lighting plan. Sometimes this would also include a foundation plan, wall bracing plan, roof framing plan, and structural details if an engineer will not be required due to simplicity of structure. Often times this package is provided to residential neighborhood developers.

**Cost Estimate:** The spec package is typically a fixed fee based upon a percentage of construction cost or cost per square foot. It typically reflects about 3-4% of construction cost or \$5-8 per square foot.







# The Concept

## 03



This package typically includes only the front end design and visualization that helps clients get a good grasp on the floor plan layout options, and look/feel of the exterior/interior. We explore your lifestyle and how to help you live your best life - we work on space adjacency, flow through the residence, proportion, unique design elements, architectural style, and materials. We consider views, solar orientation, window placement, energy efficiency, and how to make your house represent you. We 3d model the house and provide rendered perspective views of what the house will look like. It is often more difficult for clients to see the value of this phase. However, when it comes to the single largest purchase in life, the design phase can have a major positive impact on daily life and how that major investment looks and feels.

**Cost Estimate:** The concept package is billed on a Time & Materials basis with an up front estimated total fee, which is based upon size and complexity of the design. It does, however, often reflect about 3% of construction costs or \$7-10 per square foot.



# Package Add-ons

## 04

### Interior Fit and Finish:

Additional Interior detail drawings and information, referred to as "Fit & Finish", are typically not included in the above packages. Things like kitchen and bath cabinet type & finish, countertop selections, plumbing and lighting fixture selections, etc all fall into this category.

We typically let clients select these as construction begins because they often change based upon cost, contractor recommendation, and/or client preferences. However, some clients prefer that all this information be designed and included on the drawings further and include Fit & Finish Interior Elevations if you would like these kinds of items worked out initially. Often times this add-on is handled by an interior designer, which we can refer or you can use someone that you like.





# Our Team

We have an amazing team that will walk with you each step of the way through the design process.



Principal Architect  
**Ryan Russell**



Project Manager & Drafter  
**Devin Medrud**



Architectural Designer & Drafter  
**Zach Peterson**



Administrative Assistant  
**Carissa Chapman**



Marketing Director  
**Suzanne Russell**



FAQ

# Frequently Asked Questions.

# Why an Architect?



*An architect is a designer professionally trained in the field of architectural design.*

The training first consists of earning a design degree (bachelors or masters) in architecture, and then is followed by years of work experience in an architectural office, as well as intensive testing for professional licensure to practice architecture as a profession. Architects become experts in design and building, which includes: space planning, layout of rooms, architectural style, aesthetic design, proportion, scale, volume, structure, construction detailing, etc. - the list goes on. Essentially, architects are trained on how to think outside the box and break the current or traditional boundaries of design, all the while following national and state level building codes, and understand material & structural capabilities.

Architects are also trained and highly skilled in the use of technology to develop 3d models and renderings that help visualize and depict the actual result of your new build, which helps clients tremendously in understanding how their home will actually look and feel in the end.

The importance of the design phase of your house can be summed up with this quote, as the common perception is that “design is not necessary”, or that “I only need plans drawn up”:

*“Is it fair that the single largest purchase of your life is made without an appreciation of how little thought went into their home’s design? Without an understanding of the ways a floor plan can affect your daily life? Or, how it could be better with natural light or more efficient, or warmer?”*

In a nutshell - your architect will give you the best and most unique design possible for your site and for how your live, because they are trained creatively to do that.

# What about other options?



*Can you work with a draftsman, engineer, or interior designer instead of an architect? The answer to this question is: It depends. Let's go through each role and explain the differences.*

- **Draftsman or Building Designers** often draw plans for residential project. They may or may not have a background in design, but they are trained in drawing and drafting competent layouts for the purpose of construction. They tend to be less expensive than architects and typically do not offer the level of creative design possibilities for your project because they are not trained in that.
- **Engineers** can also draw plans for a home. Some are able to draw them and some are only able to provide structural calculations and details for them. They are able to stamp plans like an architect but often prefer to work with an architect after the design has been worked out and is ready for engineering. The two roles go hand in hand. Structural engineers are often more technical focused and less trained/focused on the aesthetic design of a building.
- **Interior Designers** are great to bring on in the design process once the bones of the house are designed by the architect. They can help assist with space planning, kitchen layouts & details, and material/finish selections. Architects often like to work with them in the later stages of design.





# What are Total Design Fees?



## Architecture

Architectural Fees by RAD Studio:  
\$15.00-\$20.00/SF  
5-6% of Construction Costs

## Engineering

Structural Engineer - \$4.00/SF  
Civil Engineering:  
- Survey: \$1,000-\$1500  
- Grading: \$2000-\$3,000  
- Soils Report: \$2000-\$3,000



## Energy Design

Energy Design & calculations: \$1500





# How long will it take?

Below is a typical outline of how long it will likely take to go through the process of designing and building your home:

- 01 | Schematic Design: 6-8 Weeks
- 02 | Construction Documents: 6-8 Weeks
- 03 | Permitting: 6-8 Weeks
- 04 | Construction: 10-12 Months
- 05 | Total Process: 16-18 Months







# Overall Build Costs?

Construction costs can definitely vary by region, complexity of structure, material selections, and contractor selection. There are also a few parts to the construction process that owners often leave out. The below outline gives a rough guide to the local market of Northern California.

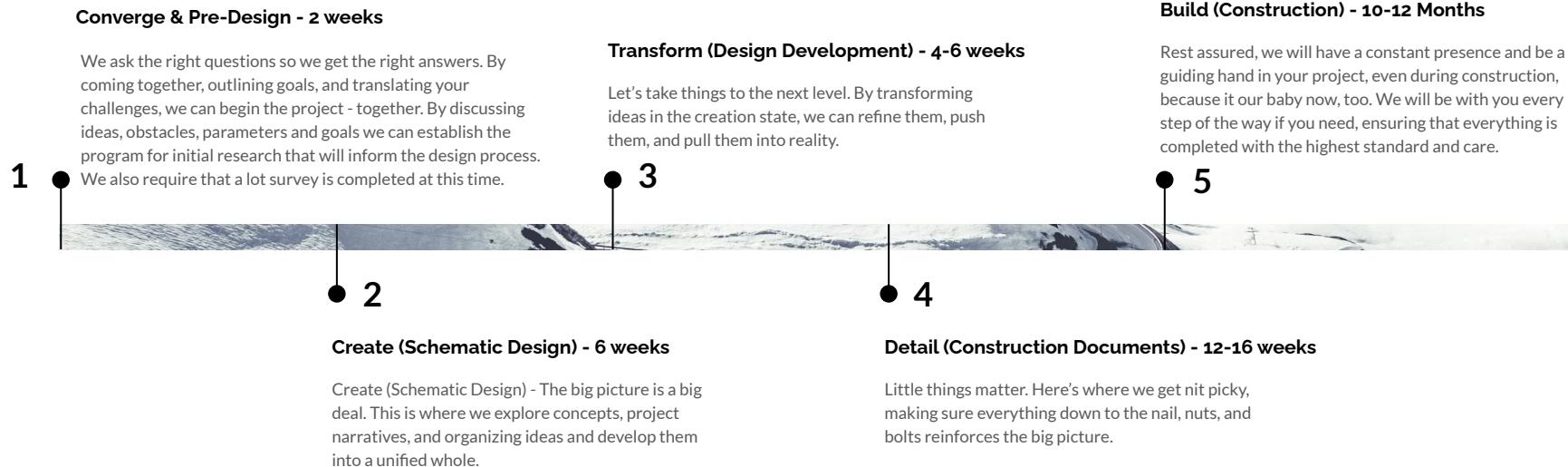
- 01 | Site Development:** Varies
  - Cost of the land, Cost of site clearing,
  - Preliminary grading, Cost of utilities installation (power/septic/well)
  
- 02 | Permitting & Impact Fees:** \$30,000-\$35,000
  - Plan Check Fees, Development Impact Fees, School Fees
  - Unless credits are available on the lot (such as if it is a fire rebuild)
  
- 03 | Construction Costs:**
  - Low End: \$225-250
  - Mid Range: \$250-300
  - Custom: \$300-\$400
  
- 04 | Additional Costs:**
  - Pool: \$100,000+
  - Landscaping: \$20,000+





# What's the Process?

*Below is a narrative through the design phases that can help clients understand what the process looks like and how we get from A to Z with a set of plans:*





**RAD STUDIO**  
MODERN ARCHITECTURE

# We'd love to work with you!

Thank you for your interest in RAD Studio

