

RESIDENTIAL DESIGN

“Carefully crafted homes and spaces  
enhance quality of life”...



How to Contact Us:  
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or stop by our offices at 213 N. Augusta Street, Staunton, VA

RESIDENTIAL DESIGN

FRAZIER ASSOCIATES



HISTORIC



NEW  
CONSTRUCTION



ADDITIONS  
&  
REMODELING

We invite you to review this guide of the  
phases of our residential design services:  
*Discover, Create, Document and Build!*





FRAZIER ASSOCIATES

Working with a homeowner to fulfill dreams and to create a new living space takes a special set of skills. Our commitment is to be a good listener, a creative designer, and a partner with you in all aspects of a residential project whether it is a design for a new house, an addition, or a remodeling. Each phase of our process has been designed to enhance communication, create value, and stay true to your goals for the project- *creating a home for you.*

# 1 Discovery PHASE

Where your ideas come to light...

You start by filling out a detailed questionnaire to tell us your needs in terms of site, size, spaces, finishes, fixtures, energy conservation, and any special features you envision for your home.

Bring out that folder of magazine clippings or pull up your saved web images and share any photos, sketches, features and plans of other houses that appeal to you. The more information the better- It really IS all about you in this process!

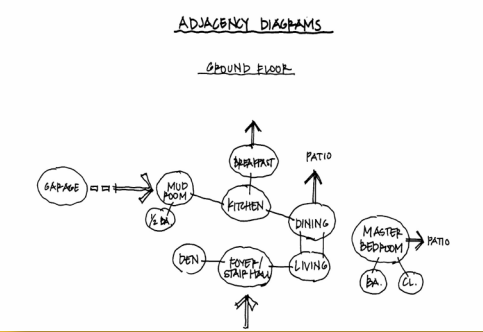
Explore the possibilities for remodeling or additions of your existing house. We measure and create base architectural drawings of existing conditions to help determine if your goals can be met creatively and efficiently.



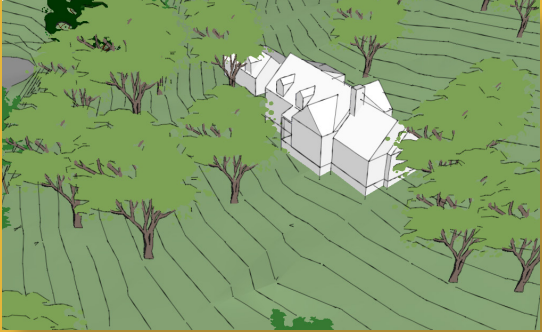
# 2 Creative PHASE

Where your vision takes shape...

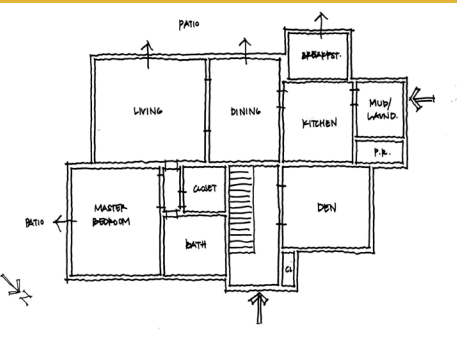
It's off to the drawing board to turn all the information gathered in the Discovery Phase into blocks of spaces and diagrams of room relationships. From here, several optional floor plans and massing models of your project are developed.



Space Relationship Diagram



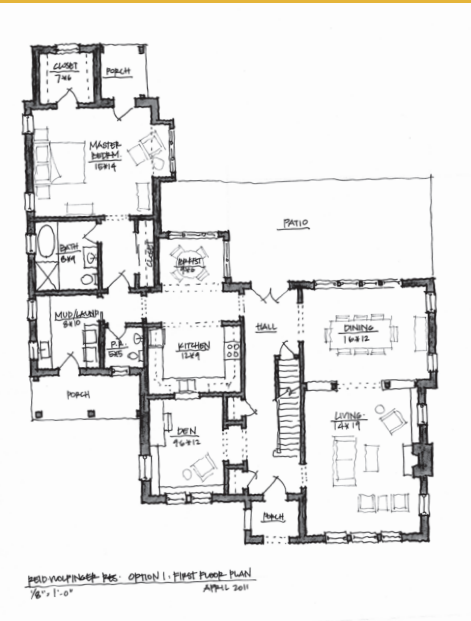
Massing Model



Block Diagrams (two of these and sometimes more are created)



Sample Exterior Sketch



Floor Plan Options

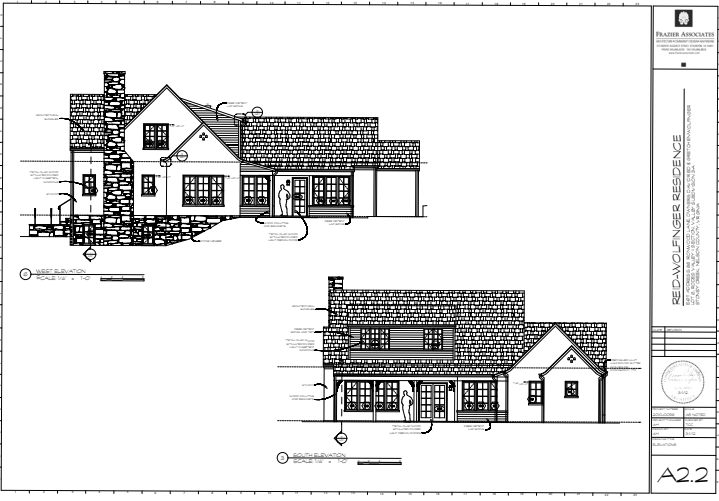


Colored 3-D computer rendering that can result in a visual tour of the interior as well.

# 3 Document PHASE

Where details come into focus...

Architectural plans are created to illustrate your selected final design. Documents meet local building codes. Assistance is provided in seeking approvals from any homeowners association or local architectural review board as needed. If your project is historic and you qualify for and choose to use the state rehabilitation tax credits, we can help with the application process.



Construction Documents

Detailed plans and elevation drawings as well as foundation details, and electrical and lighting plans are developed to form a complete set of construction documents and specifications for building your home. Here you select fixtures, windows, doors, finishes, colors, and mechanical systems with assistance provided as needed. By making these choices at this stage, you ensure that you get what you want and avoid decision-making during construction that can cost time and money. These documents will be used by the contractor to establish actual construction costs, and will become part of the building contract.

# 4 Building PHASE

Where your dream becomes reality...

Assistance in selecting a builder and negotiating a contract is provided as needed. Regular visits are made to the job site to track the progress of your project and review contractor invoices. Resolving issues during construction, maintaining communication between all parties and ensuring that the final product meets your dreams and expectations is our goal for the completed project.

