



The Design Room, Inc.

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Key Services and Benefits for Builders

- ✓ **Home Plans and Designs:** The Design Room (TDR) has designed home plans for hundreds of custom and semi-custom homes. From complete design of a one-of-a-kind custom home, to drafting and customizing purchased plans, we offer rapid development of initial plans using specialized software, shortening the pre-construction time for contract builders and spec builders. Our plans are customized *to the level of detail and specification required by the builder and by the municipality in which the builder works* and include floor plans, elevations, sections and details. We offer framing plans for decks, walls, floor systems and roofs, as well as renderings. We offer customized virtual walk-through movies that can be used as selling points to the client, showing the details of lighting, trim, floor coverings, fixtures and even furnishings.
- ✓ **Extensive Building Experience:** Plans are designed with careful attention to the fact that the home must actually be built by crews in the field. Whereas many designers and architects have rarely, if ever, been involved with the construction of a home, TDR has experience in all phases of construction and management of construction projects. As such, we design homes that are actually buildable, giving our clients several options during the design stage for solutions to engineering and structural requirements. Floor system spans, beam requirements, truss specs and complexity of all components are considered in order to provide the builder with the level of complexity and cost that he desires.

- ✓ **Code:** We know building codes, from the most recent IRC and upcoming changes, to a relationship with local building departments and the requirements of municipalities. Rather than being required to retro-fit purchased plans by hand, or deal with plans from designers who have little experience working with plan reviewers and code officials, TDR has worked with most local municipalities in getting plans approved.* TDR incorporates IRC code references, deck plans, insulation, tempered glass requirements, third-party engineering, and more with plans in order to minimize the additional work and time required to pull a permit.

- ✓ **EnergyStar and Energy Efficient Practices:** The Design Room has designed recent EnergyStar certified homes that qualify for the Spotsylvania County property tax exemption. Having worked with raters, HVAC companies, window suppliers, insulators, and all of the people involved in the completion of an energy efficient home, TDR is capable of integrating and acting as a key player with the builder in ensuring that the plan for an energy efficient home is carried through to construction.

- ✓ **Project Management:** Our staff has a background in project management—both highly complex projects (DoD) and hundreds of residential construction projects. TDR understands the necessities of timely and coordinated management, both to the builder's cash-flow needs and for overall satisfaction of builder and client. TDR is available for construction consulting and management of key tasks when necessary for a builder, and we have the technical tools to help with managing the dependencies of complex projects. We offer construction and pre-construction templates and customized project plans to help the builder manage a project efficiently.

- ✓ **Professionalism and Confidentiality:** We understand that your business requires a partner who will maintain a level of commitment and professionalism that makes your company look good and stand out. Having worked for and managed residential design-and-build firms, we have seen the view standing in your shoes. Confidentiality, trust, communication and a singular business ethic are at the heart of our personal commitment to our clients. Our goal is to integrate our services into your business in a way that satisfies the needs of your business.

* TDR has worked with building departments in numerous counties including the following VA municipalities: Spotsylvania, Stafford, Fredericksburg, Fauquier, Orange, Culpeper, Louisa, Caroline, King George, Northumberland, Fairfax and Arlington.