



FORM

ARCHITECTURE

RESIDENTIAL PROJECT GUIDE

CLARITY OF PURPOSE
FUNCTIONAL DESIGN
PRACTICAL TO BUILD
BEAUTY OF FORM

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EXPERIENCED MATTERS

This is an exciting time, and although it seems like there is so much to think about, there is one overall principle that guides all decisions. If you are not in the design world, this may seem strange and even against logic.

There are the nuts and bolts of the project, like how many bedrooms, bathrooms, where the living room is, how many floors, etc; but these are all secondary to the process of design. Those elements are just the tools you'll be working with, but it's not design.

The most important thing about design, is to change your thinking from a strategy of creating a logical straight path from A to Z; to a path of discovery that zigs and zags.

This may seem crazy inefficient, but we promise you this where all the great ideas are found. Have you ever seen a very large Architectural office, and inside they have models upon models of skyscrapers. These represent the zig-zag path of discovery. These firms know that to really find the best creative design is to zig and zag, seeking out unintended ideas, and discovering ideas that couldn't have been found by following the straight and narrow.

The path of unintended discovery is the most creative, and in this process you will discover what your heart truly desires.

Most planning packages will ask you to make a list of all the rooms you want, and their sizes. While this eventually has to be done, the best way to zig and zag it to ask yourself "Why Not" questions.

In fact "why not" and an open mind, are probably your biggest weapons. Sure there will be some silly ideas, but these things lead to real ideas and real solutions; that may have never been discovered without asking yourself "why not".

So when filling out all the following questions, do not be shy about going outside the lines. Remember, as the project progresses a lot of these things will change and become better.

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Knowing what you want and how to get it.

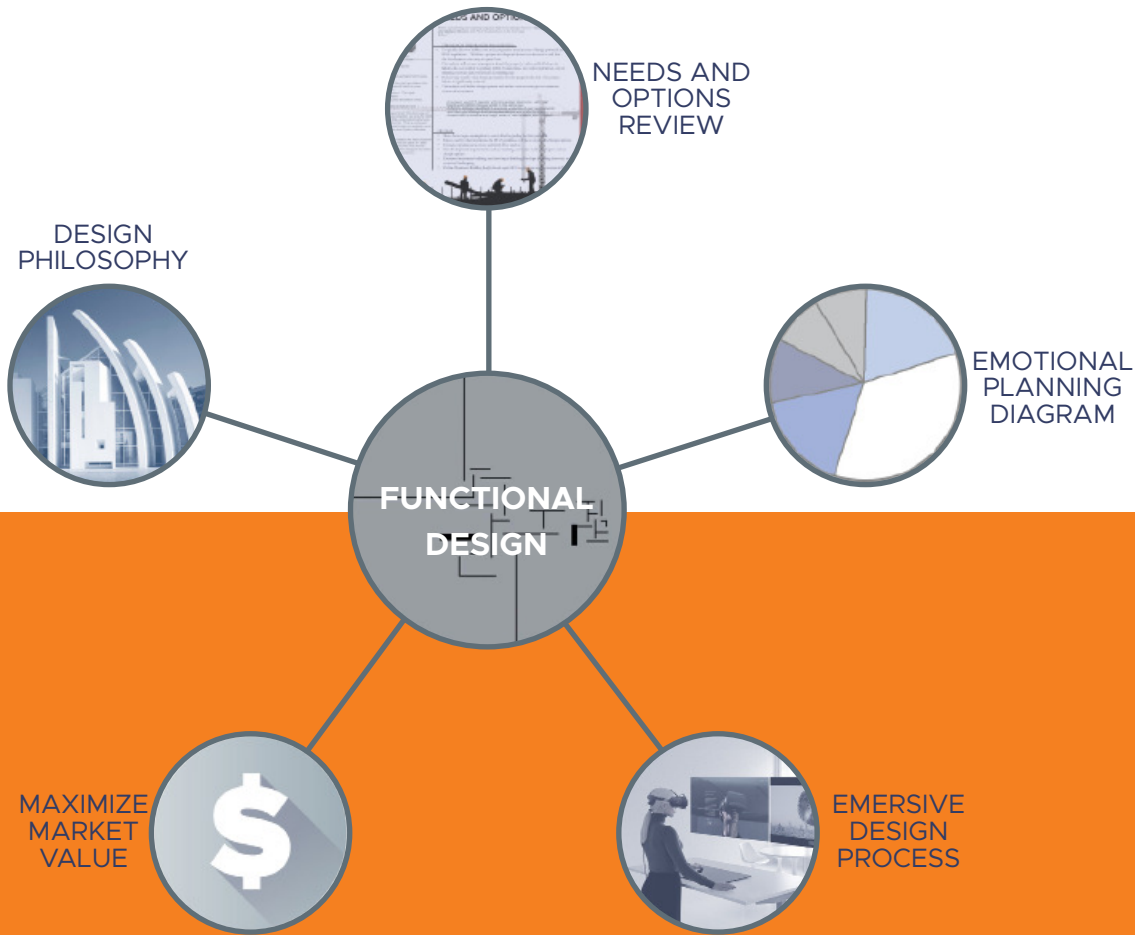
Clarity of Purpose means knowing exactly what it is that you want. Not something unclear and vague, but a complete, clear and detailed goal. Through our planning guides, design process and cyclical design process all options are evaluated and defined.

CLARITY OF PURPOSE

FORM PRINCIPALS WILL SIT DOWN WITH YOU AND TALK ABOUT YOUR WANTS, NEEDS, VISION, AND DESIRES, FOR YOUR FUTURE HOME OR PROJECT. WE WILL EXPLORE ALL POSSIBLE DIRECTIONS THAT WILL FULFILL YOUR DREAM HOME DESIGN.

We take a deep dive here to help you discover your mojo. We'll explore what excites you and why, so the real you can come out and be the reason for being. You are the hero and we are your guide throughout the design process.

Part of having clarity is understanding the rules of the game. We do this by performing a "Needs and Operations review." This review exposes key factors such as Zoning restrictions, HOA restrictions, easements, utility connections, environmental impact and last but not least, finances and budget.



100%

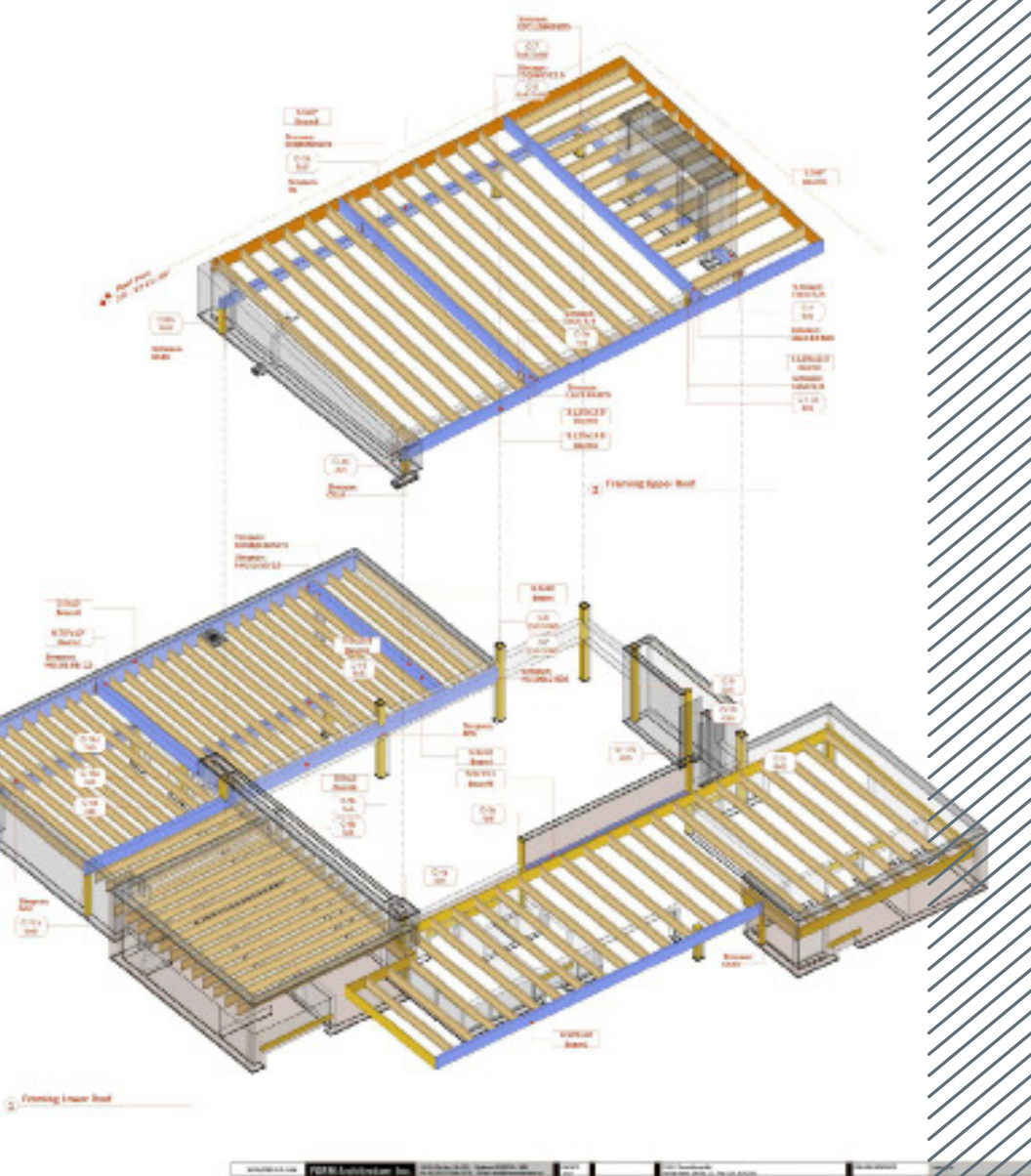
Functional design, the process of responding to the needs or desires of the people who will use an item in a way that allows their needs or desires to be met

FUNCTIONAL DESIGN IS BOTH AN OUTCOME AND PROCESS

FORM WILL WORK HAND-IN-HAND WITH YOU TO DEVELOP A PRELIMINARY DESIGN THAT CLOSELY FOLLOWS YOUR DREAMS & DESIRES, WHILE ALSO CREATING A LIVING ENVIRONMENT THAT IS BOTH BEAUTIFUL AND FUNCTIONAL.

This is where you really shine. With you as our captain, we guide you on a well-worn path. Through the magic of FORM-INTERACTIVE, you can walk through your project as we discuss the pros and cons of each feature. By discarding ideas that don't match up and coming up with new ones on the fly, the building becomes the functional creation of your dream. When the process is finished, you are the author of your story with a complete functional design that meets your needs and budget.

FUNCTIONAL DESIGN



Getting it done in a cost efficient manner

Construction the framing plan 3 dimensionally verifies that all the connections will work in the field. All the significant connectors are modeled and detailed and shown in a manner that removed ambiguity.

PRACTICAL TO BUILD

FORM WILL TAKE THE DEVELOPED PRELIMINARY DESIGN AND WORK TOGETHER WITH YOUR BUILDER OF CHOICE, WE'LL CREATE A BUILDABLE PLAN AND AN ESTIMATE OF COST THAT IS NOT ONLY PRACTICAL BUT IS ALSO WITHIN YOUR BUDGET.

It's one thing to make functional art but it's quite another to make it cost-effective to build.

We use the same 3-D magic to describe material relationships and connections that contractors love. That's why they keep coming back. We design affordable structures that are well thought out and proven to work before they ever see the construction site. We do structures in an innovative, practical sort of way and take a fresh approach while using familiar construction.



BEAUTY OF FORM

100%

The design philosophy of the a firm is critical to the outcome of a project.

Making a good impression

Form should and will always follow function. Architecture has to function but function without aesthetic design is not Architecture. Design and function work together and are two sides of the same coin. There cannot be one without the other.

There are many approaches to design as can be seen by the unlimited variations of the same product. Much of the differences between outcomes depends upon design values.

Our values are not style centric but rather are meant to evoke prescribed emotions in response to space. Because we seek to create intrigue, interest and drama in all our spaces light is our favorite working tool. Through the manipulation of light and shadow we create emotional spaces that cater to the clients desired outcome. Architecture is experienced as a movement through space and not a snap shot in time. That's why we design within virtual reality where everything is moving just like real people. A static painting can be beautiful but it is not the world of architecture with constantly moving perspectives and time.

REVIEW GOALS

- Consider the project goals establishing the right path for your journey
- Smother us with stuff, the more the better. Things like pictures and ideas.. Don't worry at all if a you think a cool idea you saw won't quite work. Please send it in. Test us and see if we can't make it work.
- Make a Wish List and don't hold back. There will be time for refocus later but right now is the time for no limitations.

Our Role

2 Week

SITE ANALYSIS

Zoning
Environmental
Context
Views on and off the site

BRAINSTORM

- Generate as many ideas as possible in a short amount of time.
- Collate and analyze your Houzz and Pinterest boards

A VISION IS BORN, WE MAKE IT SOUND SO EASY

- The combination of empathy, goals and site analysis

2 Week

REDISCOVER AND REFINE

- The first design meeting was a big deal and it has dramatically focused the design direction.
- Knowing most of the boundaries the design is reconsidered and reconstructed and made ready for another Discovery meeting

3-4 Week

DESIGN DEVELOPEMENT

- This phase begins the nuts and bolts of construction documents. This is were the drawings are prepared enough that a reasonable cost estimate can be established. Also things like specific material selections and specification are factored. Keep in mind, up to this point the assumed cost is based upon the SF method which should be relatively close construction document based proposal. We're not looking for supprises as this stage.

2 Week

Clients Role

- What does your family home mean to you, Why do you say that?
- How do you want to feel when you move through it.
- Imagine 12 month later after sucess, what would you have to feel in your heart to know you had made the right decision

WE ARE LISTENING INTENTLY

EMPATHY MAP

This is where things truely come together. The vision has been made real through the magic of 3d software. This is where we discover the boundaries and find where we did not go far enough. It's where new ideas are born an older ones are replaced. Through this process which we call Form-Interactive we work together to create the meaning of your family home.

FORM-INTERACTIVE

With time to consider the first session often new ideas are introduced in this viewing, Many of the times we can do the changes right there to visulaze the results. The process of RECOVER AND REFINE and FORM-INTERACTIVE is a cyclical cycle with each review refining the project finer and finer.

Much of the time there is so much information presented it's very difficult to truely understand and consume everything that is presented. We solve this problem by sending you home with a virtual 3d model that you can at your leisure review and study. It allows you to show your friends and get input from those who really matter.

FORM-INTERACTIVE

WORKING DRAWINGS

- This phase begins by engaging the required consultants. Depending upon the project, structural, civil and mechanical engineers may be involved. It's important that we coordinate all the provided data and it's put back into the 3d model to avoid conflicts and field changes. Over the years we have created a detailed 277 item checklist that makes these drawings the best your contractor has ever seen.

3 Week

MUNICIPLE REVIEW

MUNICIPLE REVIEW

- The plans get submitted for municipal review. Typically this is a simple process although sometimes it seems to take a while.

4 Week

CONSTRUCTION MANAGEMENT

- We are always here for you throughout the entire process and will make as many site visits as possible. In fact, if your project is close to home we can park a small job trailer on site and have supporting staff help with any contractor questions. Contractors are about getting stuff done and if they have access to immediate answers it makes the whole process go smoother.

18 MONTHS

If you are to use an interior designer we suggest that they begin in the process as soon as possible. We have placed them here in the process because it is now that we need the material specification so that information can be added into the construction 3d model. This will allow you to see and try on different materials.

INTERIOR DESIGNER

THE PERMIT IS ISSUED AND YOU ARE OFF AND RUNNING



PROJECT TIME LINE

Time is money, Wasted time means wasted money

THE PROGRAM

All your needs written down in a language that you understand



In Architecture there is something called a Program. That's a fancy term for making a list of all the things a project should have. The program is a great starting place to write out your initial ideas. It doesn't have to be perfect or precise, because there's a good chance things will change. It's real purpose is to get you to start asking yourself why, and why not. You may write down that you need a bedroom 15'x18' which is OK to start with, but you have to ask yourself why does it have to be that.

It might be better to say you need a bedroom and "this is how I want it to make me feel". Successful interior designers will show floor plan space and add Pinterest pictures of similar spaces, that demonstrate the emotion they want the space to evoke. During the program stage, its important not to design the space but simply note that a space is needed.

Lets get started...

OUTCOME

Write a few lines of how you want your house to make you feel. What does a home mean to you? Visualize yourself walking in the front door or into a room... What is the feeling you are getting?

1 YEAR LATER

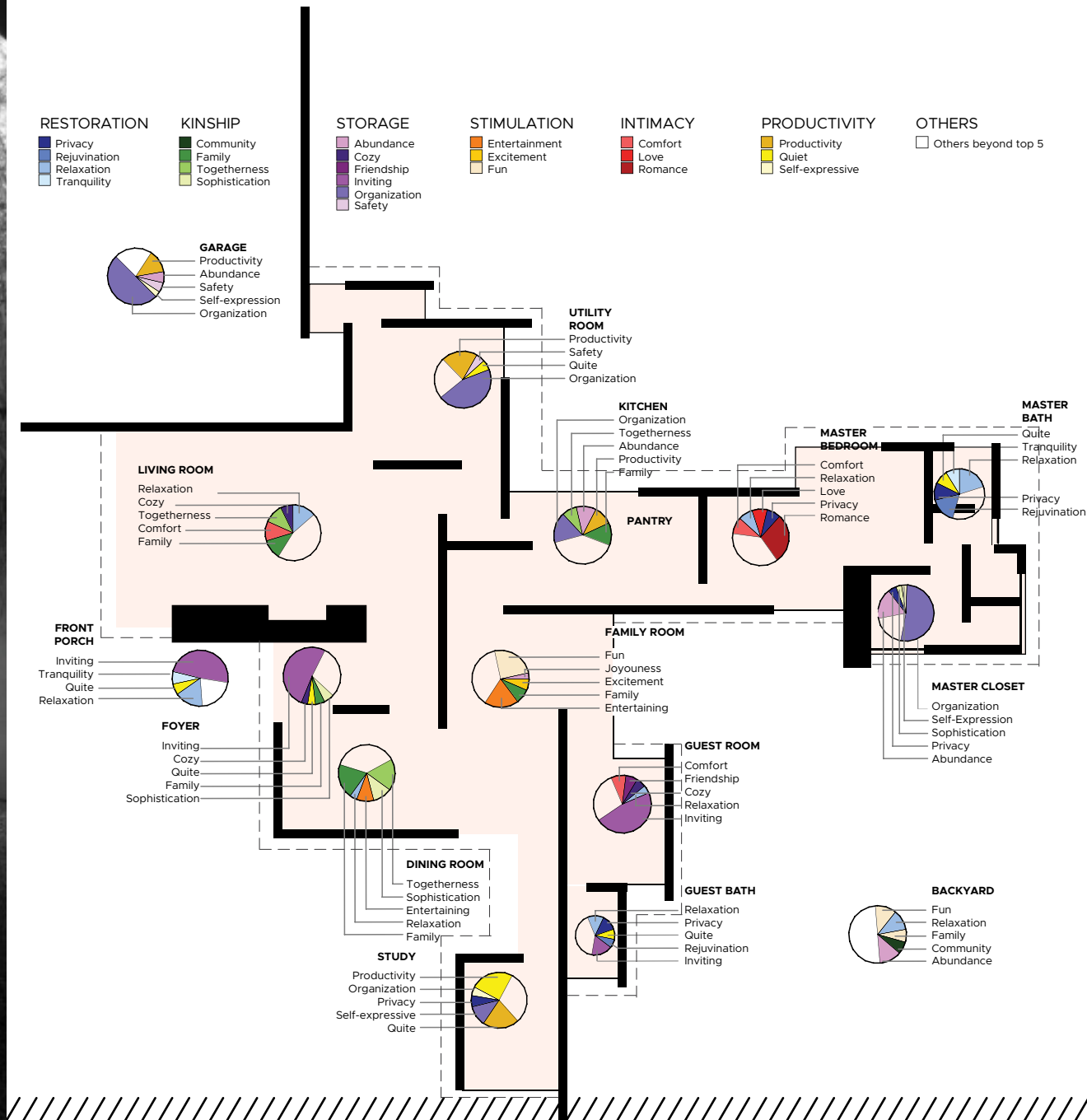
Imagine that you have lived in the house for 1 year; and write a few lines of how the house makes you feel, and what you did to know that this was the perfect outcome.



THE EMOTIONAL PLAN

Next, make a list of the rooms you want, but next to the room write how you want the room to make you feel. What we will be making is an Emotional Floor Plan. You might think of it as each part of the house having an emotion. For example, your Master Closet may have emotions like “Organized, Abundance, Privacy and Sophistication”. The Kitchen may have something like Togetherness, Productivity, Family.

The graphic is from the University of Texas and is a list of common emotions affiliated with each space. It might be helpful to use this as a guide to get you going. You could prioritize these common responses, and add some of your own description as you go through all the rooms you list.



QUALITIES / EMOTIONS

ROOMS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.



INSPIRATION AND COMMUNICATION

A picture says a 1000 words, and that can't be any more true when describing the style of your home. Pictures really remove the subjective factor when describing style. One person's idea of modern may not be the same as someone else's.

This is a call to action. Use Pinterest, Google or Houzz to find styles that speak to you. I would ask you to have an open mind, and go a little farther than you are comfortable. A lot of times styles are chosen because people choose what is familiar. The problem with that is most things people see are just ordinary everyday stuff that may not have had a lot of thought. The other thing is, don't be restricted by trying to make all the images match in style. Simply just pick images that make your heart sing.

If you make a board in Pinterest you can share it, or you can simply save magazine articles. The world of home design is huge, so I encourage you to do as much as you can possibly stand, and at different times; because our moods change over time.

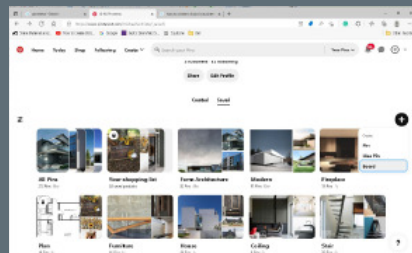
This is how to make a Pinterest account and share it.



CREATE AN IMAGE BOARD:

TO MAKE A BOARD

1. Navigate to pinterest.com and set up an account.
2. Click your profile picture in the top-right corner of your page to open your profile.
3. Click the plus icon at the right side of your screen, next to. Select "Board".
4. Enter a name for your board and click the field below: Dates to add an end date or a date range.



1. Select your profile

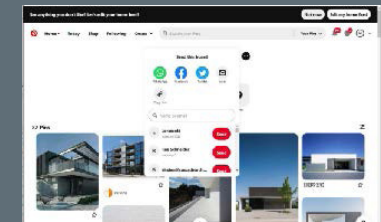
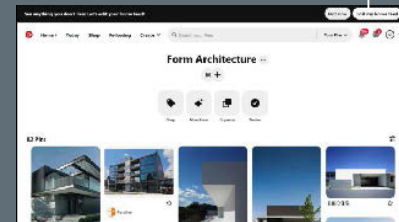
2. Select Add Sign

3. Select Board

TO SHARE THE BOARD

5. Click your profile picture in the top-right corner of your page to open your profile
6. Click the board to open it
7. Click "the share IOS" icon above the Pins
8. Search your contacts by entering someone's name or email in the search bar, or select suggested people on Pinterest Select your recipients and click Send

Click 3 pins



Select email who you would like to share your boards with. (mike@formarchitecture.net)

Sticking to the budget is the key to a successful project.

COST - FIRST THINGS FIRST

There is a very wide range of cost in the residential market. The cost depends upon many factors but it's important to have a budget and a target.

Lately, cost have dramatically increase due to labor shortages and supply chain restriction however cost are starting to moderate.

As a cost monitoring method, our software is very good at counting items and scheduling materials. This allows us to add current pricing to building components as the computer model gains complexity. The more advanced the model becomes, the more accurate the cost analysis. This allows us to modify the design before the project is sent out to bid.

Initially, the target size of the project is based upon current per square foot cost of a typical home with the same class.

Towards the end of the design process the contractor will estimate the cost of the project based upon the actual material quantity and current labor rates. They may choose to use our quantity calculations or use their own.



These are common square footages for common spaces. Of course these areas can vary greatly depending upon your personal needs but these room sizes reflect what would be found in most homes. By listing all the rooms and adding up the total area a budget can be established. Typically the Garage SF is assumed to be part of house like a porch so those area do not need to included.

How much do I need to spend in 3 easy steps.

1. List all the rooms and the square footage
2. Add up the total square footage and multiply that by the efficiency factor.
3. Multiply the Square footage by the cost COST - FIRST THINGS FIRST per square foot.

| | | | | | |
|----------------------------|------------|--|--|--|--|
| Living Room/Great Room | 400SF | | | | |
| Kitchen | 200 SF | | | | |
| Pantry | 60 SF | | | | |
| Laundry | 80 SF | | | | |
| Family Room | 450 SF | | | | |
| Dining Area | 150 SF | | | | |
| Foyer | 100 SF | | | | |
| Guest Bedroom | 220 SF | | | | |
| Office | 220 SF | | | | |
| Bathroom | 60 SF | | | | |
| Primary Bedroom | 300 SF | | | | |
| Primary Bathroom | 140 SF | | | | |
| Primary Closet | 150 SF | | | | |
| Powder Room | 40 SF | | | | |
| Garage | 250 SF/Car | | | | |
| Total Square Footage _____ | | | | | |

Efficiency Factor

Entry Level Home

Mid Level Home

Upper Level Home

\$200/SF

\$350/SF

\$500/SF

* 1.25 *

The Bottom Line

MICHAEL CHRISTENSEN

ARCHITECT

Mike Christensen is the Principal of Form Architecture, and is the Director of Architectural Design.

Mike has worked in Architecture & Design since 1994, and since 2001 in the Spokane/ Coeur d'Alene area.

Mike is licensed in Washington, Idaho, Oregon, Arizona, and Indiana.

Mike is responsible for leading the architectural design for the project. He will focus on the functional planning and design elements of the building and will be active in all project design components.

We have an excellent list of consultants we call our DREAM TEAM. If you need a name of a general contractor, interior designer, landscape designer, or a tech support specialist, we can crate a list that's specific for your project.

NUTS AND BOLTS:

Name: _____
Address: _____
Phone Numbers: _____
Email Address: _____

Property Address: _____
Project Municipality: _____
Project HOA: _____

General Contractor: _____
Name: _____
Phone: _____
E-mail: _____

FINANCIAL:
Project Budget: _____
Financial Institution that will appraise the plans if there is a loan

TIMELINE:
Move in Date: _____

SITE ELEMENTS:
City Sewer or Septic: _____
Gas: Is there gas or _____
Water: Well or Munciple _____
Power: Underground or _____
Easement: Any restrictions or easements _____
Things we should know: _____

INTERIOR ELEMENTS:
Make a list of any furnishing you will be keeping and their sizes:
Make a list of Art:
Make a list of anything unique we should know about:

MEET THE TEAM



Michael Christensen

PRINCIPLE OWNER

PRE-DESIGN AND DESIGN



PROJECT MANAGEMENT



CONSTRUCTION DOCUMENTS



Tony Rosetti

PRINCIPLE MANAGER

PRE-DESIGN AND DESIGN



PROJECT MANAGEMENT



CONSTRUCTION DOCUMENTS



Robyn Lieggi

DESIGNER / PROJECT MANAGER

PRE-DESIGN AND DESIGN



PROJECT MANAGEMENT



CONSTRUCTION DOCUMENTS



SOME SELECTED WORKS

Desert Mountain - 188

The desert context of this home and the desires of the clients to maximize their interaction with it necessitated an open plan that opens to the environment creating three levels of exposure. The environmentally sheltered courtyard is a transition space to the interior and a more exposed exterior living room at the rear. The sliding glass walls connect all three environments into a single space with different levels of micro-climates.



Popson

Popson Homes

Link

<https://youtu.be/tf4gMy8SOGk>



Courtyard House

Glass sliding walls connect the interior and exterior to form a conditions living space.



Gallery View

Circulation paths are important experiences in our daily lives so we put much care into their design.



Form Architecture is an contextual responsive firm meaning that our designs reflect the character of the built and unbuilt context. We build on and enhance the existing environment to create appropriate timeless architecture.

