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Ohay as your architect is no hoard and you have done all that you can to be a great client and together you are understaking a major architect is no hoard and you have done all that you can to be a great client and together you are working on the mouth of the project. It was the start of the project will be providing study model(s) as a project. It was that minute, how much is this going to coat?

It like to tell my clients at the start of the project was the start of the project when the project was the start of the wast price for what they have described may be. Are you sitting down? Good because my buttom number is \$100 per square foot for a new construction and can rise to see a start of the project was the \$200 per square foot for lots of custom work done in more easteric materials.

For \$125-\$140 per square foot, one gets a fine house with custom cabinets and plenty of special details. However these are only my numbers. Each architect is going to have a different range, which is indicative of past client history and preferences—choose one whose history and averages corresponds with your ability to pay for the final product.

On the other hand, if a client had just \$75 to spend but was willing to experiment in the form and finishes, a great project could be produced. The difficulty arises when a client has modest means but wants to mimic an expensive, well-detailed project. The materials become thin and fake and, in the end, originality and quality are lost.

Renovation costs are more difficult to predict, but renovation costs are capture foot.

In the course of schematic design, which is the first phase, a series of meetings will occur between the architect and homeowner. The first one is the most thrilling of all meetings. At this meeting the project is not yet a beautiful thing, but it is put on the table for all to see and comment on. This meeting the project is not yet a beautiful thing, but it is put on the table for all to see and comment on. This meeting the project is not yet a beautiful thing, but it is put on the table for all to see and comment on. This meeting the project is not yet a beautiful thing, but it is put on the table grade and suspicions that architect and client have. It should be a point of departure and to be critiqued. It is the start of what will become the final project.

Ideally one's architect should prepare study cardboard models so that the forms and even spaces of the project can be understood and analyzed.

Models are an essential design tool for the architect and client have come to realize – even more important for the

or these ideas!
At this point, don't be concerned about the appliances, countertop materials or the infinite number of details. These will be determined later. It is the large-scale, formal issues that are on the table. Roof shape, location of entrance, room relationships (which would include whether the moster suite is on the first or second floor), whether the house is a good 'party' house, how

s size. Steve Sivak is a licensed architect Steve Swan is a treensed arenitect in private practice and an adjunct professor of architecture at Lawrence Technological University in Southfield. He specializes in well-crafted residential and commercial architecture and can be contacted at (313) 769-8502.



Located at the corner of Evergreen Road and Civic Center Drive at Prindential Town Center, in Southfield.