



**MICHAELPETROVICK**  
ARCHITECTS, PLLC

# HOME DESIGN GUIDE



# HOME DESIGN GUIDE

Every successful partnership starts with a clear understanding of the process. That's why we developed this Home Design Guide. We are thrilled each time someone entrusts us with their home design project and enjoy sharing in our clients' excitement as we begin the design process and they see their new home take shape.

*Listen First. Design Second.*

There's a reason why our motto is Listen First. Design Second. We promise that we will listen carefully to develop a complete understanding of what your new home needs to be. Our goal is that it reflects your style, is aesthetically pleasing, and brings harmony to your daily activities by emphasizing functional design.

## Why hire an architect

Achieving your dream home is likely one of your most significant investments. You need a partner that can help align your vision with your budget. That's where an architect comes in. There's more to building a home than determining what spaces you need and what finishes you like. Buildings are increasingly technical, and building codes can be challenging to navigate. We bring clarity to the interconnectedness of design, structure, systems, zoning, and energy efficiency so you can focus on the decisions that impact you the most.

## Incorporating Sustainable Design

We like to go beyond the buzzwords and have conversations with our clients about sustainable design. It's a big topic, and there is a myriad of choices to make. We will help you develop sustainability goals at the outset of your project and then work together to achieve them.



Want a home that meets stringent sustainable design criteria?

Consider designing to achieve one of these certifications. Click the links to learn more.

- [Passive House](#)
- [Net-zero](#)
- [Living Building](#)
- [LEED for Homes](#)

Sustainable design elements to consider:

- Using solar power
- Going all-electric
- Siting a new home to take advantage of the sun's energy
- Energy-efficient heating and cooling system
- High performance windows
- Super insulated building envelope
- Energy Star appliances

## Windy Hilltop Residence

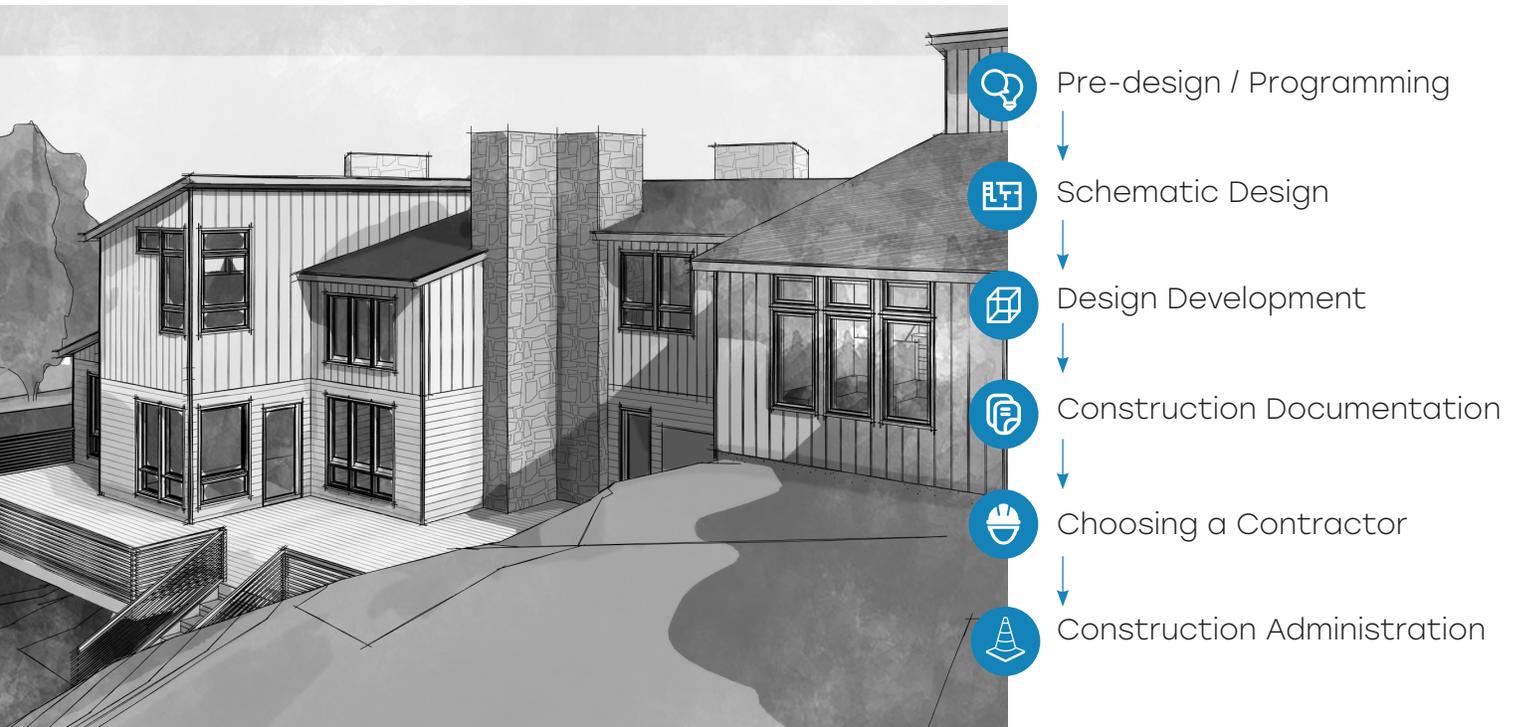
As part of the renovation process of this early 1970s home, Michael Petrovick Architects did a complete energy retrofit. The team based the sustainability goals on the American Association of Architects [Framework for Design Excellence](#). The floor plan takes advantage of southern exposures, allowing the sun to heat the home in winter through passive solar gain. In summer, overhangs and pergolas provide sun protection. Because of its hilltop location, constant breezes help cool the interior in the summer without the assistance of air conditioning. A generous amount of high-performance windows make every space feel connected to the outdoors.



## Nelson Hilltop

Achieving a near-net-zero home was the goal of our Nelson Hilltop client. With the existing house in total disrepair, the owners had no choice but to tear it down and start over. The existing foundation was preserved and used for the new home to reduce the project's carbon footprint. Building Performance modeling guided the design. The building envelope, which includes exterior walls, doors, windows, and roof, is super-insulated. This type of insulation reduces heat loss by using much higher insulation levels and airtightness than average. During winter, the design takes advantage of south and west exposures for solar gain or natural warming by the sun. During the summer, overhangs shield the interiors from the sun, requiring minimal energy to heat and cool the space throughout the year. To further reduce energy consumption, the site is predeveloped with the needed infrastructure for the future installation of ground-mounted solar panels.

# THE DESIGN AND CONSTRUCTION PROCESS



## Pre-design / Programming

This is the getting to know you stage. We'll ask you lots of questions to better understand your style. We will learn how you use different spaces in your home today and how you envision this new project will make life at home even more enjoyable.

### Deliverables

- Site study to understand the buildable area of your site (for additions and new construction only)
- Zoning review to see what can be built, including how many stories
- Program of spaces
- Research if an architectural review by the city/town is required
- Understand if there are historic district implications

### Your tasks

- Set your construction budget
- Establish sustainability goals
- Share what types of rooms you envision needing and how many
- Assemble images of spaces and design characteristics you like and don't like





## Schematic Design

Once we better understand you and how you live, we will begin to formulate what we like to call “the design idea.” You will start to see your new home take shape through sketches and preliminary 3D models to show the volume of spaces. We will work together to push and pull at different design elements until we land on something you love.

### Deliverables

- Organizational plan of spaces
- 3D exterior views
- 3D interior views

### Your tasks

- Attend meetings
- Provide feedback
- Approve design concept



## Design Development

It's time to bring some dimension to your design. You will see your new home take shape through more refined 3D models and renderings. We'll help you select finishes, and by the end of this stage, you will know what your future home will look like.

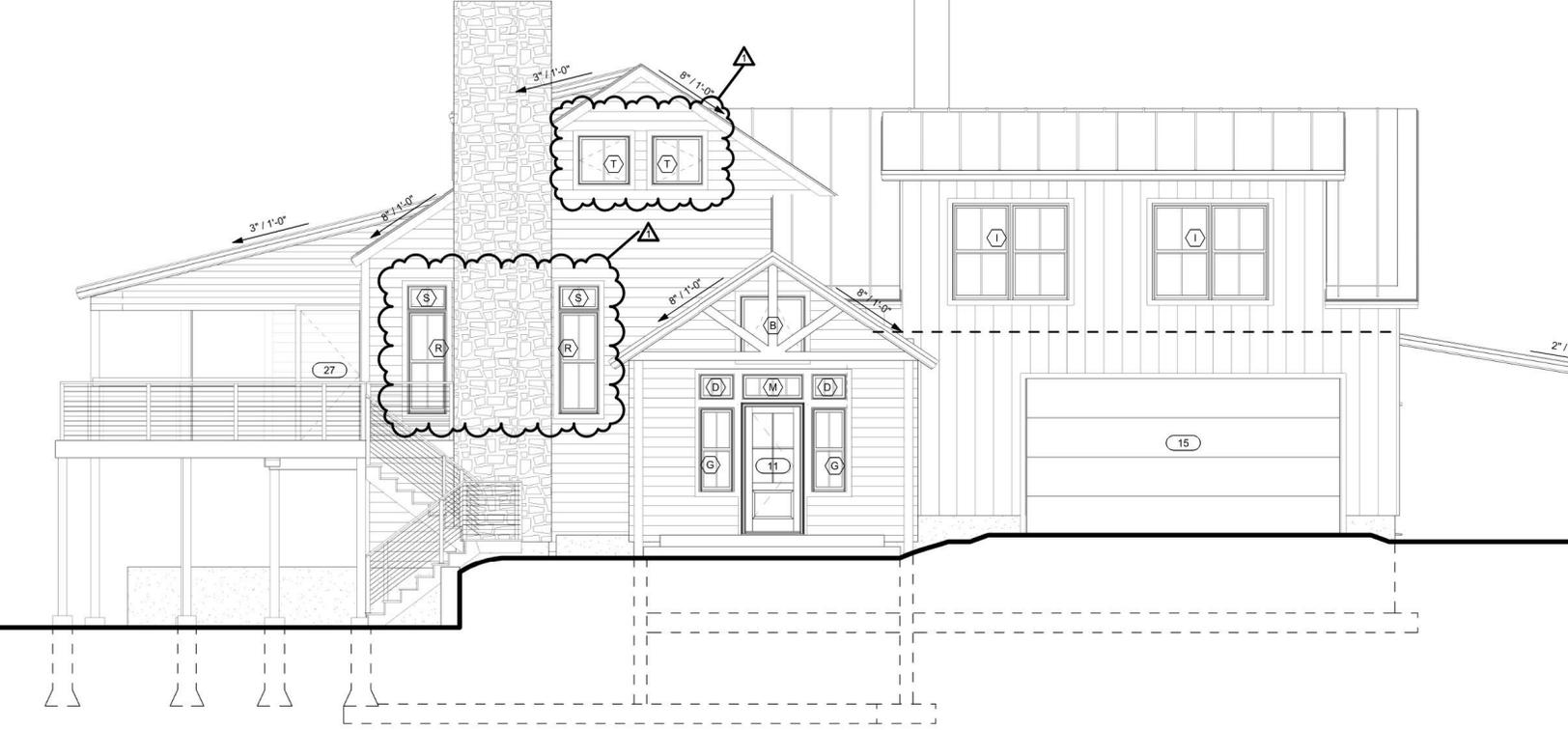
### Deliverables

- 3D model of home
- List of building systems
- List of finishes
- Cabinetry and casework selections
- Door and window selections

### Your tasks

- Attend meetings
- Select/Approve materials
- Select finishes
- Provide feedback





## Construction Documentation

This stage is where things get technical. Our team will produce the documentation needed to make your home a reality. We will ensure the design meets building codes and can achieve your sustainability goals. At the end of this stage, you will have the documentation you need to get quotes from contractors to build your project.

### Deliverables

- Detailed documents for construction



## Choosing a Contractor

You have the final say on who you hire to build your home. We will make recommendations of contractors that might be a good fit. We can manage the process of requesting quotes and help you evaluate their proposals. Once you select your contractor, we will work with them to get your project permitted so they can start building.



## Construction Administration

Not all architects will guide your project through construction, but we know this is where project success lies. You want an architect and builder that can collaborate on important decisions in the field. During construction administration, we ensure that what we designed is what actually gets built and that no details are left behind.

# ESTABLISHING A BUDGET

Talking about design is fun; talking about budgets, not so much. But let's not ignore their importance. There are a lot of factors that go into determining your budget. Use this worksheet to start setting yours.

Project type (circle one):   Renovation                      Addition                      New Build

Land (for a new build): \_\_\_\_\_

Construction budget: \_\_\_\_\_

Architect (typically 8-15% of construction cost): \_\_\_\_\_

Appliances: \_\_\_\_\_

Fixtures: \_\_\_\_\_

Furniture: \_\_\_\_\_

## Take the next step

[Email](#) or call our office today to schedule your free consultation:

978-378-2012 [www.mjparchitect.com](http://www.mjparchitect.com)

Michael Petrovick Architects is a small architecture firm filled with people that are passionate about design and connecting with our clients. We are a firm of listeners and designers. We will engage you in a process of discovery, helping to uncover all the needs your building project must fulfill. We are alchemists, meaning we translate your vision into something better than you can imagine.

We take inspiration from the charming historic New England architecture that surrounds us. Using the backdrop of our community, we are equally versed in preserving or adapting historic buildings for new uses as we are designing modern buildings that fit within the community fabric.





**MICHAEL PETROVICK**  
ARCHITECTS, PLLC

5 Market Square, Suite 202, Amesbury, MA 01913  
310 Marlboro Street, Suite 266, Keene, NH 03431  
978-378-2012 [www.mjparchitect.com](http://www.mjparchitect.com)