

Mansara Architecture

Project Planning Pack

FOR RESIDENTIAL PROJECTS (R1, R2, R3)

Mansara Architecture

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Building a home or an office or a hotel is a daunting task and it gives rise to many questions:

"How much will it cost?"

"What is the overall process from start to finish?"

"How much time will it take to complete my project?"

"How do I find the right architect for my project?"

In construction industry where time is money, a lot depends on receiving timely and correct information from a reliable source. Which is why we have prepared this Project Planning Pack to make your design and building process easy and streamlined.



Aparna Patil, AIA, Principal, Mansara Architecture.

Mansara Architecture is a boutique architecture firm in the Richmond region of Virginia and is well known for incorporating the ancient Universal principles of Vedic Architecture in designs without compromising the modern lifestyle of 21st century. Our areas of work includes Estate Homes, Medical office Buildings, Tilt-Up construction and Community Facilities.

**To know more about Vedic design principles
visit our website at www.mansara.biz**

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01. Summary Sheet

Rapid Project Planning Pack For The Research Phase

“If I had six hours to chop down a tree, I’d spend the first four sharpening the axe”
-Abraham Lincoln.

The #1 Project problem

#1 Problem: projects going over time and over budget.

On a daily basis, we see people moving projects into the design phase **before** the research is started. This is like a doctor starting surgery without a thorough diagnosis or trying to build a house on a bad foundation. That is why we created the **Rapid Project Planning Pack**.

Now, you have a simple process to help you move through the important **Research Phase**.

If you follow this tool, you will reduce project risk and improve project design.

01. Research Phase - Summary Sheet

Once you have checked all the boxes below, you are ready to move to the **Analysis Phase**.

02. Building Project Roadmap

Review the roadmap and identify where you are on your journey.

03. Building Experts Directory

Directory of professionals who can help you at each stage of your design and building process.

04. Building Cost Estimator

Simple do-it-yourself worksheet to estimate your building project.

05. FAQs & SAQs

Frequently-asked questions and should-ask questions you need to know about working with an architect.

06. Myth & Reality

Some things architects do outside design to complete a project.

07. How To Create A Design Brief Using Only 7 Questions

Contact your shortlisted architects to start your process.

08. Readiness Slider

Gauge how ready you are to move to the **Design Phase**.



We shape our buildings; thereafter they shape us.

-Winston Churchill

02. Building Project Roadmap

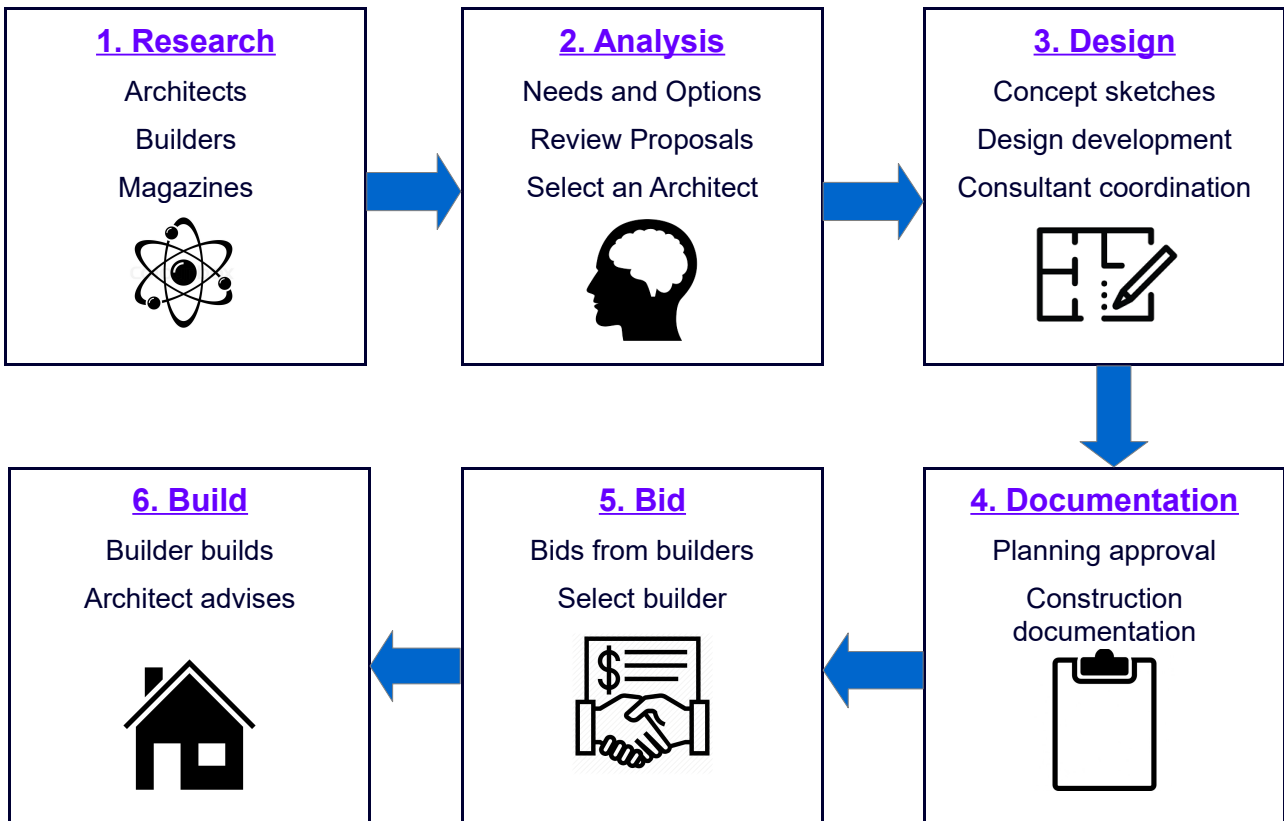
Major Steps Required For Designing and Building Your New Home

The Roadmap

This is important ... please read carefully.

Right now, you should be in the Research Phase. This is where you are gathering information and playing around with ideas. At this point you want to get serious, you will want to check the feasibility of your ideas and understand what the project constraints are. If you work with me, we will move to the Analysis Phase by conducting a Needs and Options Review or what I also like to call Feasibility Analysis to eliminate assumptions, identify constraints and find your best options. After the Needs and Options Review, you will receive a document that can be used by me or any other architect that will ensure you reduce project risk and get the best options for your site and budget.

These are the stages that your project will go through one by one:



When you are ready to review the feasibility of your project, email or call us >>

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03. My Project Expert Directory

Our Personal Directory of Trusted Professionals

"It's not WHAT you know. It's WHO you know."

Who Are These Experts?

Understanding WHAT to do is one obstacle and working out WHO can help you is another. On a daily basis, our team receives requests for us to recommend design professionals. To make this process easier, I have listed the design professionals that we trust for specific types of projects. Not only do they do a great job, but they provide excellent advice, as well. These are the experts we trust explicitly. If you have other questions about your project, don't hesitate to reach out to me. If I can't answer your question, then I'll direct you to someone who can.

	Profession	Name	Company	Contact Details
<input type="checkbox"/>	Architect	Aparna Patil,AIA (Me)	Mansara Architecture	804-714-9280 apatil@mansara.biz
<input type="checkbox"/>	Vaastu- Consultant	Mahesh Gyani	Vaasthu Associates	91-265-235-4112 maheshgyani@vaasthuassociates.com
<input type="checkbox"/>	Realtor	Megan Napier	Napier ERA	804-314-9935 megan.napier@napierera.com
<input type="checkbox"/>	Lawyer	Tim Freshly	Shaheen Law Firm	804-474-9413 TimFreshly@shaheenlaw.com
<input type="checkbox"/>	Geotechnical Engineers	Thomas L. Zannino	Zannino Engineers	804-262-0299 info@Zanninoengr.com
<input type="checkbox"/>	MEP Engineers	Marjorie Davidson, PE	mjDavidson Consulting	804-971-2147 marj@mjdavidsonconsulting.com
<input type="checkbox"/>	Structural Engineers	Garrett Braun, PE	Blue Nest Structural	804-234-4996 info@blueneststructural.com

The *right* architect will manage both the experts AND the process.

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04. Building Cost Estimator

The Simple Do-It-Yourself Way to Estimate Your Number

The #1 Question ...

The most dreaded question architects, builders and every other professional hates has got to be, **'how much will my project cost'?**

There are so many variables that a definitive answer is literally impossible.

Even worse, the consequences of trying to answer and risk giving 'bad advice' will have most experts running away to avoid the question.

The problem is that, this question is VERY important. No one can proceed if they don't have a ballpark estimation of cost. But you will never get an accurate estimate until after you receive the Permit Drawings! Then how do you proceed with your project planning?

Well you guesstimate!!

This guide will help you to determine an estimate of overall project costs for architect designed homes. Your actual number may be more or less, but it can be helpful to see an estimated figure for the planning purpose.

New Home Cost Estimator in Richmond, VA region

Estimate Your Cost

Style	Standard	Medium	Luxury	Area	Cost
Cost Per Sq Ft	USD200	USD350	USD600		
1000 Sq Ft	USD200,000	USD350,000	USD600,000		
2000 Sq Ft	USD400,000	USD700,000	USD1,200,000		
3000 Sq Ft	USD600,000	USD1,050,000	USD1,800,000		

Renovation Cost Estimator in Richmond, VA region

Estimate Your Cost

Style	Standard	Medium	Luxury	Area	Cost
Cost Per Sq Ft	USD300	USD450	USD700		
1000 Sq Ft	USD300,000	USD450,000	USD700,000		
1500 Sq Ft	USD450,000	USD675,000	USD1,050,000		
2000 Sq Ft	USD600,000	USD900,000	USD1,400,000		

For a detailed project cost assessment, e-mail me at apatil@mansara.biz

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05. Questions To Ask

When Hiring an Architect, It's Helpful To Have A Process To Make Sure You Get THE BEST Person For The Project.

Asking The Right Questions

Although extensive schooling and training are required for all architects, that doesn't mean all architects are created equal.

Finding the RIGHT architect for you depends on several factors, including: personality, design style, building for taste or to make money, budget and even whether your project requires a specialist skill set.

Choosing the right architect can mean the difference between an enjoyable experience and one plagued with problems and hassles the whole way through once a project moves into the Build Phase. How will your project go?

The questions are the answer ...

A great architect is your Designer, Advocate, Teacher, Project Leader and Coordinator

- What unique value do you have for our specific type of project?
- How would you like me to share my ideas, images, needs, wants and research?
- How can you add value to our project to maximize the return on investment?
- What can I do to help you deliver the best work for us?
- Do you offer a pre-design analysis service to help us move efficiently towards the design phase?
- Do you have a team-game-plan that outlines successfully work together, even under pressure?
- What are the specific challenges for our type of project. How have you overcome these in the past?
- Will you run the tender/bid process to find and select the best construction team?
- If my budget, timeline and scope of project are unrealistic, will you let me know? Do you provide educational material to understand the requirements of our specific type of project?

Hiring the RIGHT architect is the single most important important decision to make on your project

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06. Myth vs. Reality

What do Architect's Actually Do?

An architects' role is a lot larger than most people realize. When an architect manages your project, they ensure that every part of the process below (and more) is handled to ensure that the biggest investment in your life or career is safe and secure.

Myth	Reality
Sketches design that a builder uses.	Checking the title and, in particular, any easements and land covenants that may restrict what or where you can build.
	Ensuring Compliance with building and safety regulations, local planning regulations and restrictions. Depending on the project, there may be laws surrounding the preservation of the local environment or any historic parts of a building.
	Leadership - heading up the team of professionals who will work on this stage of the project including builders, tradespeople, engineers, designers and financial professionals.
	Construction documentation - translates the design into instructions and technical specifications for contractors and construction experts. Ensures those specifications are met.
	Project management - site visits and meetings, overseeing the construction and validating quality of work, negotiating with contractors and dealing with and resolving any problems that arise.

In summary, the architect is the conductor of the project orchestra.

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07. How TO Create A Design Brief Using Only 7 Questions

"Focusing is About Saying No."-Steve Jobs

Alice: "Would you tell me, please, which way I ought to go from here?"

The Cheshire Cat: "That depends a good deal on where you want to go."

Alice: "I don't much care where."

The Cheshire Cat: "Then it doesn't much matter which way you go."

The method below is our famous 7 Question design brief creator. You can also book a online 30 minute call with Aparna and discuss your project related questions. You can book that call by visiting this link and choosing a day and a time <https://mansaraarchitecture.youcanbook.me/>

Your Question	Answer
1. Outline your current situation.	
2 How do you live? Is that changing or about to change?	
3 What will you need to see to know your project has been a dramatic success?	
4 How do you want to FEEL as you move through your new space?	
5 Who are the important people this home needs to be designed for?	
6 What are the budget, timeframes and boundaries we need to work within?	
7 What does your home really mean to you?	

08. Readiness Slider

Are You Ready To Move to The Design Phase?

Do You Need An Architect?

This exercise allows you to assess how ready you are to move to the **Design Phase**. If you are not close to 10 on ALL scales, then it's best to seek help from an expert to do this research.

If you rush into the design phase without this information available, you'll run the risk of making too many assumptions, which is the # 1 reason projects go over budget and over time.

"Measure twice, cut once," Builders Mantra

Question	Slider (0-10 with 0 = low and 10 = high)
On a 1-10 scale, how clear are you on exactly what you need?	0-----10
On a 1-10 scale, how aware are you of all the various options your site will accommodate?	0-----10
On a 1-10 scale, how confident are you that you are aware of all the legal requirements?	0-----10
On a 1-10 scale, how aware are you of the process you will need to have in place to get the project completed on time and on budget?	0-----10
On a 1-10 scale, how confident are you that you that your budget will achieve your needs?	0-----10
Give yourself a current overall rating for readiness.	0-----10

Don't worry if you are not at 10 on all scales yet. The Needs and options review process allows you to fill in the knowledge gaps and gets you ready to move to the **Design Phase**.

Our Needs and Options Review is the process designed to get you to 10 on ALL sliders above.

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The loftier the building, the deeper must the foundation be.

-Thomas a Kempis