

Home Designing Service, Ltd. has been providing homeowners and building contractors with quality home plans and superior customer service for over 70 years. We are an efficient, multi-disciplined designing service specializing in custom home design, renovation and addition plans. Our office is staffed with talented and experienced designers who are qualified to guide you through the process of designing your home.

Our custom design services will help you design the home of your dreams. Our personalized service and attention to detail enable us to deliver your plans on time and on budget. At Home Designing Service, Ltd. we are committed to customer satisfaction. That's why from your original concept through the construction process, we're with you every step of the way!



concept through construction...
we're with you every step of the way!



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www.HomeDesigningService.com

Showroom Hours
Monday - Friday: 8:00am to 6:00pm
Saturday: By Appointment
Sunday: Closed

Custom Design





let us design your dream, so you can live it sooner!

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Custom Home Design

When building a new home, few envision how complex the process is until they are entangled in a jungle of building codes, zoning ordinances, design options and contractor choices. That's why you need the expertise and experience of Home Designing Service, Ltd. Our staff of designers has a combined 120 years of experience designing homes ranging in size from 800 square feet to over 12,000 square feet in a variety of styles.

We know how to provide you with accurate and expertly designed home plans on time and on budget. Although the design process is a critical step in building your home, we know that you are anxious to begin *building* your new home. Let us design your dream, so you can start living it sooner!

The Design Process

Initial Consultation

To start the design process just call to schedule a free in-office consultation with a designer. During the consultation we'll help you to decide on the style, size and overall layout of your new home. This is your opportunity to share all of your ideas with us. No detail is too small! Do you have sketches, magazine clippings or just ideas scribbled on a napkin? Bring them with you and share them with our designer. If you can dream it, chances are that we can design it!

At the end of the consultation, you will be provided with a written estimate of the cost of our design services. On average, custom designed plans will range in price from \$1.75 to \$2.50 per square foot of heated living area. A deposit of 30% of the estimate design cost is typically all that is needed to get started on the design of your new home.

* Design times may vary, please consult your designer.

Preliminary Drawings & Review

Now we'll roll up our sleeves and get to work developing your preliminary design. This schematic design will include the front elevation of the house and the first and second floor plans. Typically, this will take about 2 weeks, depending upon the size and complexity of the design.* Once the preliminary design is complete, it's time for another meeting with your designer. This meeting will give you an opportunity to fine-tune your plans before we move on to the final phase of the design process.

Final Drawings

Once you approve the schematic designs, most plans can be completed in about 2-4 weeks.* Each plan is checked multiple times to ensure quality and accuracy. When you pick up your plans, our designer will review them with you to make sure that the finished plans meet your expectations. Even after you have obtained your permit and construction has begun, you can have confidence knowing that we are always available to answer any design related questions that may arise during the construction process.