

Architects design homes too

For less than you would pay a real estate agent to sell your production house, you can hire a registered architect to design your next custom or semi-custom home.



David Fleming

Most houses built over the past 50 years are "production" houses. Production houses are often based on prototypes that have limited options and variations.

Original prototypes are often well designed by architects or "designers" and are readily available to the public on magazine racks and the Web. Yet increasingly, today's home buyer is not satisfied with "off-the-shelf" designs.

Significant structural and aesthetic changes are routinely made to production houses without sufficient review by a registered architect.

A registered architect with considerable residential experience has a unique ability to listen to and digest a client's practical space needs, lifestyle and aesthetic desires and translate that information into a house design that has integrity. Furthermore, an architect who is a member of the American Institute of Architects will be able to share with you a wealth of knowledge gained from national and local seminars covering a wide range of design and technical topics.

Whether you plan to build a traditional or "cutting edge" home, today's AIA architect is equipped with tools and skills that allow the client to more fully understand the interior and exterior of their new house, long before a wall is erected. With each design review with your architect, you will have the opportunity to question and fine-tune the nuances of your house that would otherwise be neglected.

An architect's basic services typically consist of the following four phases: schematic design, design development, construction documents, and construction administration.

During the first phase, the architect may propose two or three different schematic designs after listening to the owner's needs. Once the owner approves one of the schematic designs, the architect proceeds to develop that design with ever more detail until the

drawings are ready to build from. The architect uses his or her structural and building code knowledge, to make sure the house design is safe and durable.

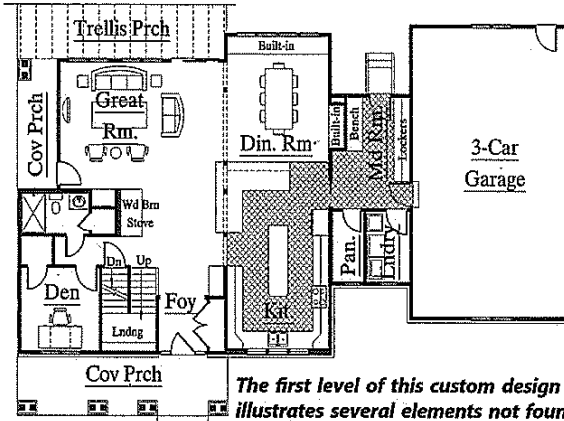
While some generic materials and details are required to be specified by your town building department, such as thermal/moisture protection and structural materials, architects vary in the level of specifications and details they provide.

You and your architect should discuss the level of specifications and details required by your project and budget. Similarly, the amount of involvement you want from your architect during construction may vary considerably.

Other optional services offered by most AIA architects include site design,

three-dimensional modeling and assistance in competitively bidding out your home design to qualified builders. Whether you're starting from a prototype or from scratch, you can benefit from an AIA architect.

David Fleming of DRF Design is a registered architect in New York and Virginia. He is a board member for the Buffalo/WNY chapter of the American Institute of Architects.



The first level of this custom design illustrates several elements not found in the typical "production" home: a secluded den with potential for private entry, open floor plan for a grand entertainment space, mudroom with access the rear yard and garage. The exterior downplays the "big door" of the garage and includes several porches with columns.

HUNT
Since 1917

#1 A#1 Ass Broker for over 11

Bonnie
(716) CSC:

NOTTINGHAM ESTATES
Nottingham Stone Estate renovated/renewed/EB Traditional home: 2 stall kitchen, Master suite w/ rooms and study. Call for

6142 BRIDLEWOOD DR home situated on 1/4 ac. Roof '04, furnace '06, fir ment system. Great scho

Open



By A



View my listings

RE/MAX Around the World

FOR FRANCHISE OPPORTUNITIES CALL TONY ANNUNZIATA 1.800.543.9217 WWW.REMAX.COM

NORTH Amherst • 691-0787 Gr. Island • 773-2573

ALL STAR TEAM Wmsvl. • 633-1111

RE/MAX NORTH

OUTSTANDING AGENTS OUTSTANDING RESULTS

LINDA KUTZBACH 628-1719

SUE DOWNING 984-9122

PEG EISENHAEUER 691-0787

AMHERST: 92 Mapleview. Great storybook ranch, 1st floor laundry, 2 car garage, large fenced yard. \$74,900. DAN EISENHAEUER 691-0787

NEWFANE: 2572 Coomer. Privacy? Lifetime chance for 4488 sq. ft. new build on 48 acres. Under construction. \$350,000. LINDA KUTZBACH 628-1719

BUFFALO: Black Rock, great starter, sided, newer mechanics, updated kitchen and bath, nice yard. \$44,900. DAN EISENHAEUER 691-0787

CLARENCE: Split Cape, 2+ acre lot, 3 bedrooms., 1.5 baths. Two level sitting room with wbp. \$144,900. JUDY SERIO 631-3239

GRAND ISLAND: Great 4 bedroom, 1.5 bath home with family room and fireplace, 1.5 car attached garage. \$82,900. KEN CARTER 870-2680

RE/MAX ALL STAR TEAM OPEN HOUSES

GRAND ISLAND: 502 Park Pl. Open Sun., 1-3:30. Original craftsman design blends nostalgia & modern comfort. Den + great room, walk-in pantry & glass enclosed morning room. \$363,900 (277516). 743-6490

DEPEW: 85 Dorset. Open Sun. 1-3. Nicely updated split w/2124 sq. ft. of living space. 4 bedrooms, 2 are master sized, 2.5 baths. Owner encourages offers! 2007 morning room. \$169,000. (291076). MIKE LISKA 984-7766

TOWN OF TONAWANDA: 168 Fayette. Open Sun. 1-3. Charming main-t-free Cape in demand area. Replacement windows throughout, new furnace & a/c, remodeled half bath, hardwoods & more! \$129,900 (297595). CARLA & JOHN CONNOLLY 472-6836

TONAWANDA: 362 Hartford. Open Sun. 1-3. All brick Cape in very desirable Deerhurst section & Ken-Ton school system. Very solid 3 bdrm., 1.5 baths home! \$131,900 (298899). MIKE LISKA 984-7766

RE/MAX ALL STAR TEAM OPEN HOUSES

TOWN OF TONAWANDA: 143 Fancher. Open Sun. 1-3. Larger than it looks! Comfortable living w/updated mechanics. This light filled open 3 bedroom, 2 baths Cape/ ranch has much to offer. \$160,000 (296976). GEORGE & AMY ALLEN 1-800-503-2017 x2173 or 743-6745

RE/MAX ALL STAR TEAM BY APPOINTMENT

AMHERST: 4593 Chestnut Ridge #12. New price! Overbrook Condo, immaculate! 2 bdrm., 2 bath end unit. Liv. rm. w/vaulted ceiling & granite tpic. Updated kit. Formal din. rm. In-unit laundry. Private entrance and full bsmt. All appliances included. \$118,900 (293962). LOUISE VENTURA 743-5805

AMHERST: Patio condo newly listed! 2 bedrooms, 2 baths, newer furnace & air conditioning, dining room, balcony and more! \$84,900 (296848). JIM O'DONNELL 743-5798

CLARENCE: Classic center entry 3 bdrm., 2.5 baths Colonial is truly in like new condition. The best surprise is the finished basement complete w/34x29 game room & kitchen prep. area! (298675). \$334,900. ELAYNE NOWAK 480-5577

VACANT LAND: Forestville Rd. (Silver Creek). Beautiful wooded lot near High School, zoned residential, 100' frontage goes back to gorge at Walnut Creek (1.3 acres). (298553). D'AURELIO'S 553-6562

GRAND ISLAND: Vacant land. One residential subdivision lot left. 5 acres for multi family or assisted living facilities! Call for information! (298997) KATHY ARONICA 870-2220

TONAWANDA TOWN: 84 Brendan (off Delaware) \$99,900. 3+ bedroom Capet Dining room! Rec room! Kenmore schools! (293223). ROBERTA RICHAEL 743-6610

HAMBURG: 5609 Keems Ln. Updated 3 bedrooms, 2.5 baths Contemporary on dead-end street backed up by woods. Best kept secret in Hamburg! (295306). LARRY D'AURELIO 553-6562



Sue Hogenkamp Kennedy 743-5077 713-6681

OPEN SUN. 1-3
ORCHARD PARK

4511 Freeman Rd. Handsome 4 bdrm. Traditional on 1.7 wooded acres, on village edge. This 3000 sq. ft. home is filled w/charm plus had updated mechanics & roof. \$340's.

116 Bridle Path. Easy living in this 2 bdrm. townhouse, which offers a wbp., built-in shelves, vaulted ceiling, fin. lower level. Plus pool & tennis. \$150's.

5640 Scherff Rd. Adorable brick Cape on oversized lot. Incl. is 4 bdrms., 2 baths, 2 fpls., deck & barn. \$149,900.

212 Stonehenge. (By Appt.) Stunning Dutch Colonial backs up to woods. Cherry kitchen, family room w/fplc, 1st flr laundry & much more. \$284,900.

631-4900