HOW TO GET STARTED
WITH YOUR CUSTOM
WATERFRONT HOME
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I HAVE NEVER PLANNED A CUSTOM WATERFRONT HOME. BEFORE. WHERE DO I START?

HOW DO I ENSURE MY BUDGET ALIGNS WITH MY DREAMS?

WHO CAN I TRUST?

I HAVE SO MANY IDEAS, HOW DO THEY GET TURNED INTO THE HOME OF MY DREAMS?

WHAT IS THE PROCESS FROM START TO FINISH?

HOW DO I FIND THE RIGHT LANDSCAPE ARCHITECT TO DESIGN MY CUSTOM WATERFRONT HOME?

WHO WE ARE

We are a luxury residential landscape architecture firm that services Monmouth and Ocean County as well as the greater state of New Jersey. Our client-focused approach ensures a landscape design that is tailored to our clients' needs and budget, reflects the style of their home and fits within the context of the surrounding area. For highly original, refined and sustainable spaces, contact the team at Alan Tufts Landscape Architecture. To obtain a FREE copy of our electronic guidebook please visit our website at www.ajtla.com or call us at 732.233.4472

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ALAN TUFTS
LANDSCAPE ARCHITECTURE

FIRST THINGS FIRST. . .

CONGRATULATIONS ON EMBARKING ON ONE OF LIFE'S GREATEST JOURNEYS-DESIGNING AND BUILDING YOUR CUSTOM LUXURY WATERFRONT HOME.

CREATIVITY TAKES COURAGE- HENRI MATISEE

Planning, designing and renovating or building a new custom home can be both an exciting and a daunting process. Most of our clients find difficulty navigating the whole process and are left feeling overwhelmed trying to organize all the conflicting information that they find on the internet and elsewhere. They feel like they are going around in circles and don't know how to move forward.

Does this sound familiar?

We have created this planning guide to simplify the process and provide information to confidently start the journey of designing and building your new luxury custom home and why a landscape architect is crucial to have from the start of the project. You will find this guide an overview to help you gather the right information to get started and move you forward. You will get answers to key questions and the importance of following a systematic process to achieve your goal of building and enjoying your dream home.

01. SUMMARY SHEET

Luxury Dream Home 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”

The #1 Problem...

A landscape architect is not considered in the first phase of your projects design

Frequently, we see people moving forward with projects without consulting a landscape architect. This is why we’ve created this simple planning guide. Now, you have a better understanding of why a landscape architect should be considered early on in the design phase.

If you follow this tool, you will reduce risk, save money and avoid project delays

- [ ] 01. Summary Sheet
  Once you have checked all the boxes below, you are ready to move to the Analysis Phase
- [ ] 02. Landscape Architectural Project Roadmap
  Review the roadmap and identify where you are on your journey
- [ ] 03. Experts Directory
  Directory of professionals who can help you at each stage of your design and building process
- [ ] 04. FAQs and SAQs
  Frequently-**A**sked **Q**uestions and **S**hould-**A**sk **Q**uestions you need to know about when working with a landscape architect
- [ ] 05. Myth and Reality
  Some things landscape architects do outside design to complete the project
- [ ] 06. How To Create A Design Brief Using only 7 Questions
  Contact your shortlisted architects to start your process
- [ ] 07. Readiness Slider
  Guage of how ready you are to move to the Design Phase

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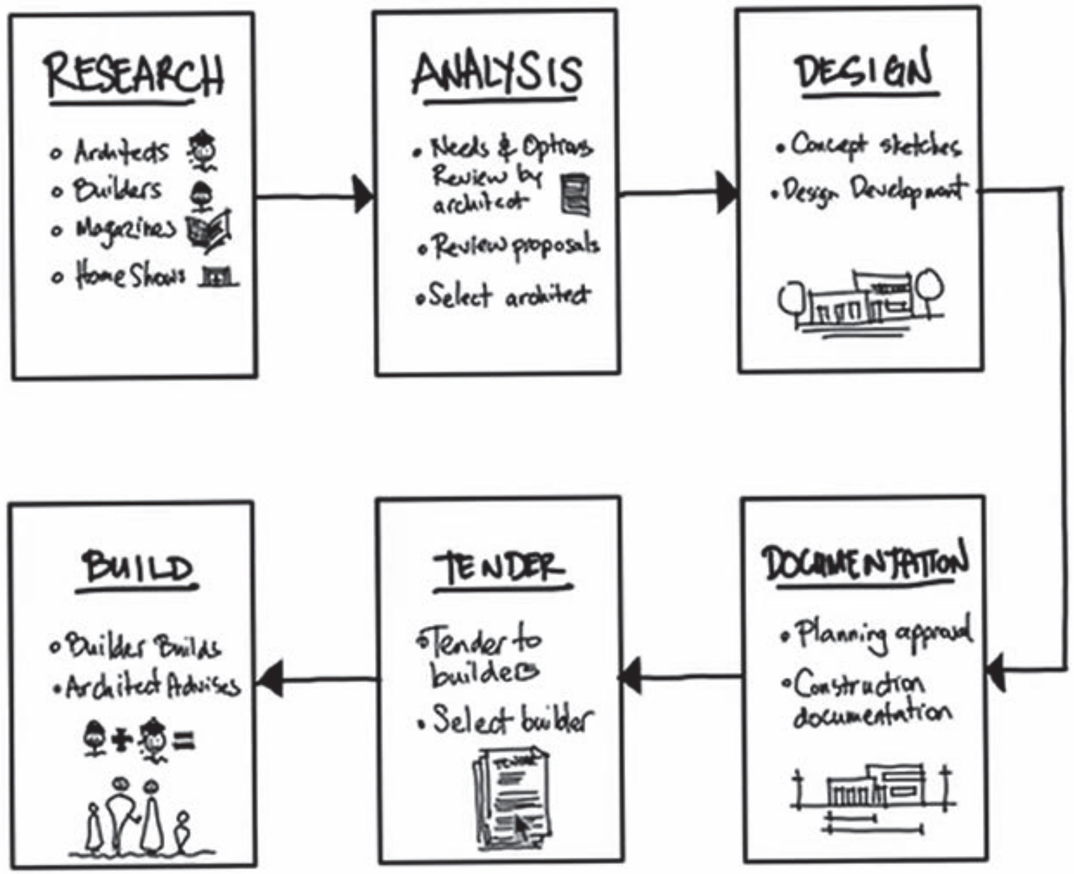
02. Landscape Architectural Project Road Map

The Road Map

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 the 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 us, we will move to the Analysis Phase by conducting a Design Diagnosis to eliminate assumptions, identify constraints and find your best options. 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. The final design product will be a thoughtfully designed property



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03. Building experts directory

Our Personal Directory of Trusted Professionals

Who Are The Experts

Understanding WHAT to do is one obstacle and working out WHO can help you is another.
Frequently, we receive requests for us to recommend other professionals on a project. To make this process easier, we have listed some professionals that we trust for specific types of projects.

If you have other questions about your project, don't hesitate to reach out to us. If we can't answer your question, then we will direct you to someone who can.

☐ ARCHITECT
Asher Slaunwhite and Partners
115 West Avenue #305
Jenkintown, PA 19046
www.asparchitects.com

☐ CIVIL ENGINEER
KBA Engineering
2517 NJ 35 #203
Manasquan, NJ 08736
www.kbaengineers.com

☐ BUILDER
Monetti Custom Homes
2409 Bridge Avenue
Point Pleasant, NJ 08742
www.monettibuilt.net

☐ INTERIORS
Outside Interiors
937 Columbia Avenue Suite 2
Cape May, NJ 08204
www.outsideinteriors.com

☐ SURVEYOR
Morgan Engineering
130 Central Avenue
Island Heights, NJ 08732
www.morganengineeringllc.com

☐ ENVIRONMENTAL/DEP CONSULTANT
Don DiMarzio
732.506.9625

This list is offered as a courtesy. You are not required to use any of these professionals and inclusion in the list does not imply and endorsement. This list may change from time to time depending on the specifics of each project.

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04. Myth vs. Reality

What do Landscape Architects Actually Do?

A landscape architects' role is a lot larger than most people realize. When a landscape architect managers your project, they ensure that every part of the exterior build processis handled to ensure that the biggest investment in your life is safe and secure.

Myth	Reality
Landscape architects are landscapers.	Landscape architects work *with* landscapers, along with many other professionals (architects, engineers, interior designers, etc.), but do not execute the physical work that a landscaper would.
Anyone can call themselves a landscape architect.	To become a landscape architect, one must first attend a college or university that has an accredited landscape architecture program. Upon graduation, one must complete an apprenticeship program for a required number of years (every state outlines their own time frame). During this time, a prospective landscape architect must complete the required board exams and complete the required continuing education programs on a yearly basis.
A landscape architect only designs with plants.	A landscape architects role encompasses everything on the outside of home, plants are just one part.
You should contact a landscape architect once your home is built.	To achieve the best results for your outdoor spaces, it's crucial to engage a landscape architect from the start of your project. Many people mistakenly hire a pool builder or other contractors first, leading to suboptimal designs and costly revisions. By consulting with us at the outset, we can develop a comprehensive plan that considers the ideal placement of many key project features ensuring a harmonious and functional outdoor environment.

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05. QUESTIONS TO ASK-FAQS & SAQS

When hiring an landscape architect, it's helpful to have a process to make sure you get the best person for the project.

Although extensive schooling and training are required for all landscape architects, that doesn't mean all architects are created equal. Finding the right landscape 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 Landscape Architect can mean the difference between an enjoyable experience and one plagued with problems and hassles the hole way through once a project moves into the Build Phase. How will your project go? **The questions are the answer.**

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

A GREAT LANDSCAPE ARCHITECT IS YOUR DESIGNER, ADVOCATE, TEACHER, PROJECT LEADER AND COORDINATOR

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06. PREPARING TO MEET WITH A LANDSCAPE ARCHITECT

Below are some common questions that a landscape architect will ask. Thinking about these questions will help you be prepared when you meet with one.

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

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07. READINESS ASSESSMENT

Are you ready to Move To The Design Phase?

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 complete 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.

Question	**Answer**										
On a 1-10 scale, how clear are you on exactly what you need?	0	1	2	3	4	5	6	7	8	9	10
On a 1-10 scale, how aware are you of all the various options your site will accommodate?	0	1	2	3	4	5	6	7	8	9	10
On a 1-10 scale, how confident are you that you are aware of all the legal requirements?	0	1	2	3	4	5	6	7	8	9	10
On a 1-10 scale, how are you of the process you will need to have in place to get the project completed on time and on budget?	0	1	2	3	4	5	6	7	8	9	10
On a 1-10 scale, how confident are you that your budget will achieve your needs?	0	1	2	3	4	5	6	7	8	9	10
Give yourself a current overall rating for readiness.	0	1	2	3	4	5	6	7	8	9	10

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

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