

Before You Build: A Simple Guide for Every Project

For Your Dream Home	For an Apartment Building	For a Shop/Office	For a Factory/Warehouse
Things to Keep in Mind			
<p>Will you love living here? Think about your daily life morning coffee, kids playing, where you'll work from.</p> <p>Don't go broke on bills. Good windows & insulation = lower electricity.</p> <p>Fit the neighborhood. Don't build a spaceship next to classic homes.</p> <p>Pick finishes you can live with. Easy-clean floors, durable countertops.</p> <p>Plan your outdoor space. Garden? BBQ spot? Privacy?</p>	<p>Who will rent here? Students? Families? Match the design to them.</p> <p>Make every inch pay. Efficient layouts = more rentable space.</p> <p>Build to last through renters. Tough materials that handle wear & tear.</p> <p>Peace & quiet is key! Spend on soundproofing between walls/floors.</p> <p>What will attract tenants? A nice lobby? Gym? Laundry? Don't overdo it.</p> <p>Parking nightmares? Plan enough spots so tenants don't fight.</p> <p>Who pays the water bill? Individual meters save you <i>money</i>.</p>	<p>What does your business NEED? More changing rooms? Bigger storage?</p> <p>First impressions bring customers. A clean, modern front attracts business.?.</p> <p>Easy for everyone to use. Wide doors, ramps, accessible bathrooms.</p> <p>Allow for change. Walls you can move later if you grow.</p> <p>Save on monthly bills. Good insulation & LED lights cut costs.</p> <p>Location, location, location! Easy to find, with good signage.</p>	<p>The machines come first. Design the building AROUND your equipment.</p> <p>Strong floors, tall ceilings. For heavy stuff and high storage.</p> <p>Power hungry? You'll need big electrical lines, maybe backup generators.</p> <p>Built tough. Spills, forklifts, chemicals use floors & walls that can take it.</p> <p>Plan to grow. Leave space to add another production line later.</p> <p>Trucks, trucks, trucks. Easy in/out for deliveries without traffic jams.</p> <p>Take care of your team. Enough bathrooms and good break rooms for shifts.</p>

<p>Where will you stash your stuff? Closets, garage, attic matter!</p> <p>Get a second opinion. Hire YOUR own inspector, not the builder's.</p>	<p>Make it easy to manage. Design for easy cleaning & repairs.</p> <p>Think of your exit. Will you sell to another investor someday? Design for it.</p>	<p>Can you even run your business here? Check zoning before buying land!</p>	<p>Make repairs easy. Don't box in pipes or roof units.</p> <p>Buy quality, cry once. Cheap roofing that leaks will shut you down.</p>
<p>5 Costly Mistakes</p>			
<ul style="list-style-type: none"> ✓ Choosing that “in-style” tile hat will look dated in 3 years. ✓ Forgetting about the cost of driveways, fences, and gardens. ✓ Picking a builder because he's friendly, not because his last clients are happy. 	<ul style="list-style-type: none"> ✓ Tenants complaining they hear everything next door. ✓ Not enough parking tenants will leave bad reviews. ✓ A fancy lobby that gets destroyed and is expensive to fix. ✓ Getting stuck in permit delays for a year. Opening with empty units because you didn't budget for advertising. 	<ul style="list-style-type: none"> ✓ Creating an office no one can rearrange without a major rebuild. ✓ Cutting costs on the outside so it looks cheap. ✓ Not asking the maintenance crew what's annoying to fix. 	<ul style="list-style-type: none"> ✓ Outgrowing your power supply in the first year. ✓ Using office flooring where forklifts drive. ✓ Creating a layout where materials get stuck in a corner. ✓ Waiting a year for a custom machine to arrive, holding up everything.
<p>10 Ways to Save Smart</p>			
<ul style="list-style-type: none"> ▪ Standard windows and doors cost way less. ▪ Simple roof = simpler life (and wallet) 	<ul style="list-style-type: none"> ▪ Repeat, repeat. Same kitchen, same bathroom in every unit. ▪ Let tenants pay their own water & electricity. 	<ul style="list-style-type: none"> ▪ Use one company to both design AND build. ▪ A simple rectangle is the cheapest shape to build. 	<ul style="list-style-type: none"> ▪ Big, open space without columns getting in the way. ▪ A pre-designed metal building system is fast and cost-effective.

<ul style="list-style-type: none"> ▪ Use bricks/stone from nearby. ▪ Put bathrooms back-to-back to shorten pipe runs. <p>Best investment: Really good insulation. It pays you back every month.</p>	<ul style="list-style-type: none"> ▪ Make pipes and wires easy to access to cut repair bills. ▪ Use wall panels built off-site to finish the shell faster. 	<ul style="list-style-type: none"> ▪ Motion-sensor LED lights to cut the electric bill. ▪ Spend on the street-facing wall, save on the sides no one sees. 	<ul style="list-style-type: none"> ▪ Spend more now on the floor/roof so you don't replace it in 5 years. ▪ Use windows and vents for natural cooling when possible.
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