

COPPER BUILDERS DESIGN GUIDE



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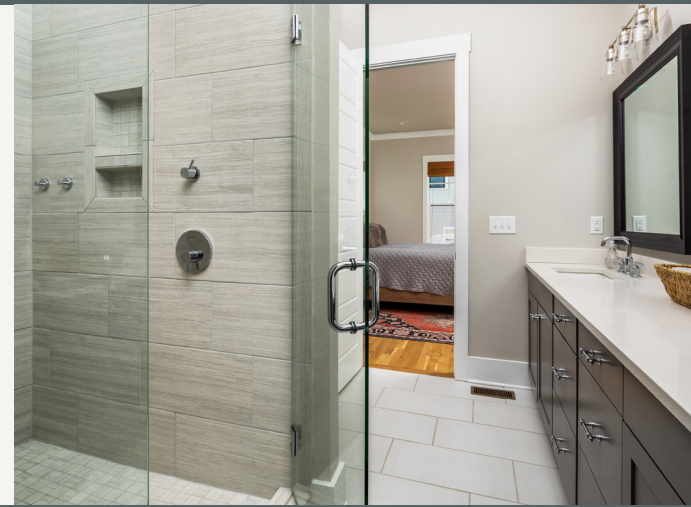


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WELCOME



THE DESIGN GUIDE

Welcome to The Design Guide, a handy planning tool we created to simplify the process of designing your new home. You'll find information about which selections to prioritize, important issues to consider, and how to prepare for a meeting with your designer.

A client favorite, this free guide helps to organize your ideas and focus your creativity as you plan your project. You'll learn about the design process, determine your own personal style, and start actively designing your dream home.

THE INSPIRATION CHECKLIST

When you design your home, you'll work with a "Design To-Do List" that asks you to decide about colors, styles or products for each area. Fill in all the items, and your home is ready for construction! Of course, our Design Team will be there every step of the way. Every decision you make will be clearly documented during the selection process, and you'll have an opportunity for review before you give final approval.

- PERSONAL PHOTOS:** Which photos do you love of your travels or family? Our spaces should reflect our lives and photos are a great reminder of how we make memories together.
- MAGAZINE CLIPPINGS:** If you see an interesting design idea or article in a magazine, save it. Even things that seem unrelated can be inspiring, like a color from an image that can be matched to paint, fabric or tile.
- COLOR PALETTES:** What colors are you drawn to? Look in your closet - you'll see that you gravitate towards certain colors. Check paint manufacturers' websites or Pinterest for color palettes and save combinations of colors that speak to you.
- FABRIC SWATCHES:** Visit fabric shops and gather samples of fabrics you like. We want to know your favorite colors, textures and patterns; they're a great way to convey a sense of your taste.
- ONLINE RESOURCES:** Create Pinterest boards or Houzz idea books for each room. Start with the kitchen, master bath, and exterior since designing these spaces is important early in construction. Selections for living areas and bedrooms can be finalized later.

- DESIGN PROGRAMS:** If you like design shows and HGTV, snap pictures on your phone of interiors or homes you love.
- ARCHITECTURAL ELEMENTS:** If you see cabinet styles or flooring that you like in a showroom or a home, take pictures.
- STONE AND TILE:** What stone finishes do you gravitate toward? Large patterns or plain and simple? Do you like colorful tile, or a neutral look? Pay attention to tile and stone designs while researching images. They'll be used in bathrooms, on countertops, backsplashes and fireplace surrounds.
- LIGHTING:** Make a note of light fixtures that catch your attention, either online or in person. Were you out to dinner and loved a chandelier at the restaurant? Ask to snap a photo of it.
- SMART HOME TECHNOLOGY:** Thinking about the technology you use every day can help us decide how smart home components can make your life easier.
- CLOSET ORGANIZATION:** Take an inventory of your clothing and accessories, and measure your current hanging space. Closets are planned around a few key areas: hanging space, drawers, shelving, and shoe storage. Next we add features like display for watches or handbags, and space for specialty items.



When you meet with your designer, bring your inspiration pieces, photos, and color swatches; even if an item doesn't seem important, design inspiration often comes from unusual places.

THE DESIGN STUDIO



Our Design Studio is the hub of our selection process. You'll meet with your designer to discuss your wish list, your budget, and our included options. Your designer will guide you through the available options and introduce you to our trade partners. Next, you'll visit our trade partner showrooms to view lighting, cabinetry, appliances, plumbing, and interior finishes, accessing an extensive selection of options for your custom home. Their expert staff will offer professional guidance to make your dream home as stunning as possible.

THE DESIGN PROCESS

Our three-step Design Process is simple and convenient; and clients love the way our “Design To-Do List” helps them stay on track.

STEP 1: GATHER YOUR INSPIRATION

Our designers love getting to know you, so bring your idea binder, vision board, or a tote bag stuffed with samples - whatever works for you! Pinterest and Houzz are useful resources for researching, organizing and sharing ideas. To keep your ideas organized, make an inspiration board or folder for each of your home’s main areas. Start with the Kitchen, Master Bath, Guest Bath and Exterior; a section for Interior Finishes can hold ideas for flooring, paint colors, etc. throughout the home. Try to narrow down each area of the home to a few of the best images. This will help focus on your favorite ideas and give our designers a true sense of what you’re looking for.

STEP 2: EXPLORE THE POSSIBILITIES

After getting to know your style, your designer will be able to make product suggestions that align with your wish list and budget. Together you’ll explore the options for your new home. Our Design Studio is well-stocked with samples, and you’ll spend time visiting some of

our trade partner showrooms. Be flexible and open to your designer’s suggestions. Saving money on one item may allow you to splurge on another. Plus, an upgrade during construction is less expensive than remodeling your home later.

STEP 3: DESIGN YOUR HOME

It’s time to make your final selections! As each decision is made, our design team will confirm your budget allowances and enter all of your selections into our tracking software, ready for your approval. You’ll be able to track your home’s progress and communicate with the team online and in our app. Remember, you’ll have plenty of time to make decisions - so be certain of each selection before you give final approval.



ENJOY A HOME THAT’S UNIQUELY YOURS

When we founded Copper Builders our goal was to combine exceptional service with best-in-class home design. Our team members understand that collaboration and communication are the keys to success. Working together, we’ll help you create a home design that’s uniquely yours, and provide a custom building experience that’s easy, fulfilling and fun.

WHAT'S YOUR DESIGN STYLE?



Discovering your own design style is an important first step when you design a home. Some people have a strong sense of their own taste, but most of us let our homes evolve naturally by purchasing what we like.

TRADITIONAL

The traditional style is firmly rooted in European history, influenced by English and French country homes. Traditional architecture features Colonial elements like gabled rooflines, mullioned windows and brick or clapboard siding. Traditional floor plans have formal features like an entry foyer and separate dining room. Interior details may include columns and wainscoting, and kitchens often have raised panel doors and decorative molding.

Traditional interior design is loved for the sense of permanence it gives to a home. Classic sofas and chairs blend with antique and heirloom pieces; patterned rugs add a sense of history. There are always plenty of

When you build a home, you'll be living with the choices you make for many years. Spend some time learning about different design styles and finding one that resonates with you, and you'll make choices you'll love to live with for years to come.

bookshelves, a fireplace, and collections of accessories that allude to a well-traveled life. Paint colors are chosen from historic color palettes, and rooms are made cozy with patterned wallpaper and traditional draperies. Traditional style is newly trending with younger generations who embrace travel and collecting, and lovingly call it Maximalism.

FARMHOUSE

Farmhouse style is the pared down, de-cluttered and casual evolution of traditional style. One of today's most popular design trends, it borrows architectural details from classic Americana, and combines them with modern, open-plan interior layouts. Farmhouse-inspired homes have welcoming porches and large windows to let the

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sunshine in. Metal roofs, board and batten walls, shiplap planks, and square columns add character inside and out. Old-fashioned features like mud rooms and butler's pantries help modern families stay organized. Kitchens feature Shaker style cabinetry and open shelving, with wrought iron accents.

Farmhouse decor is inviting, relaxed and comfortable. Rustic wood finishes and honed stone surfaces are low-maintenance and will only look better with wear. Fresh white paint is the ideal backdrop for simple accessories like baskets, handpainted signs, and architectural salvage. Black accents add impact, while indigo blue, burlap and flax linen create warmth. Color is used sparingly – an accent wall perhaps, a deep blue kitchen island, or a bedroom painted soft green. A true mix of rustic and refined, Farmhouse homes have a sense of permanence while embracing a modern, casual lifestyle.

BOHEMIAN

Bohemian style goes back to the artists and writers of the early 20th century. It's a layered look that celebrates travel to exotic places and eclectic friends. Since it's a one-of-a-kind look created by your lifestyle, Bohemian design can work with almost any architectural style. Paint colors include white walls and

rich, saturated colors. Kitchens may combine built-in cabinets and unique furniture pieces. Antiques, modern art, rattan furniture and exotic textiles are all mixed together, creating a visual diary of the homeowner's life. The true appeal of Bohemian style is that it has no rules – it just happens.

MODERN GLAM

The Hollywood Regency designs of the thirties and forties have been influential in creating what's known today as Modern Glam. Luxury is key, with high-end interior finishes throughout the home. Spacious open floor plans might include vaulted ceilings, smooth plaster finishes, curved walls, and custom lighting. Kitchens and bathrooms incorporate luxury tile and quartz, accented with gleaming gold, silver or copper.

Glam interiors feature modern furnishings in rich materials like leather and velvet; tufted upholstery adds a feminine touch. Pour on the drama by contrasting neutral wall colors with rich jewel tones and deep black. Accent walls in metallic wallpaper add sparkle, and shag rugs keep things warm and cozy.

SCANDINAVIAN AND ORGANIC MODERN

Scandinavian design is influenced by the cold climate and long summer days of the Nordic countries. Classic Scandinavian design combines traditional architecture with light interior finishes and minimalist detailing. Whitewashed floors, pastel wall colors, and large windows bring in the light; floor plans are open and informal. Furniture is often modern, but French Country styles are a historic element of Scandinavian style. Rooms are always layered with cozy wool rugs, natural fabrics in plaids and stripes, and blankets and pillows for cozy comfort.

Organic Modern style is a pared-down version of Scandinavian design, using a color palette of white, ivory and weathered wood tones. Organic elements like driftwood tables, woven baskets, and carved wood pieces add color and texture. Both styles mix modern art and contemporary lighting with time-worn interiors and natural fabrics to create inviting, modern spaces.

MID-CENTURY MODERN

This popular style recalls the simpler home designs of the post-war era. These ranch style or split-level homes are smaller in size, but often have tall ceilings with wood beams and glass window walls that bring the outdoors in. Simple wood paneling and plain doors are usually stained in a medium walnut or pecan color.

Kitchens of the past were galley-style, but updated mid-century designs feature open floor plans. Design elements like mosaic tile and pedestal sinks add vintage charm to the kitchen and bathroom. Furnishings are clean-lined, with tapered wood legs and square arms on sofas and chairs. Retro-style light fixtures and pops of bright color add to the casual, fun atmosphere.

MINIMALIST

Minimalist design takes pared-down modern design step further, advocating for elegant living by focusing on utility and function. This “less is more” philosophy means choosing only high-quality items that are required for everyday use. Minimalist homes usually have clean-lined spaces without architectural ornament.





Kitchens and bathrooms are sleek and contemporary, with appliances and personal items hidden behind unadorned cabinetry. Furniture is usually modern, and rooms contain the minimum furnishings required for function. Built-in storage reduces visual clutter and the need for furniture. Color palettes tend to be white or neutral, and display of art or personal mementos is kept to the bare minimum. While minimalism may seem extreme, it's a lifestyle that greatly reduces distractions, making it easier to focus on what's truly important to you.

INDUSTRIAL

Inspired by loft living, industrial interiors incorporate architectural elements from old factories and other repurposed urban spaces. Interior finishes like exposed brick, weathered wood, concrete and steel add a sense of history; large, factory-style windows let in plenty of light. Custom lighting highlights the unique features of the space. Floors may be polished concrete, or reclaimed wood planks with plenty of wear. Kitchens often mix built-in cabinetry and open shelving of steel or reclaimed wood. Industrial style interiors are eclectic – you might find modern art, leather sofas, classic Persian rugs and odd furniture made from found objects.

COASTAL

For those who live near the beach, or dream of moving there one day, coastal design creates a laid-back, indoor-outdoor lifestyle. Coastal-inspired homes have patio doors that swing open to wide porches, and shingle siding or board and batten in pastel colors. Inside, you'll find board and batten wainscoting and weathered wood floors; pecky cypress ceilings create an island vibe. Kitchens feature simple cabinetry that may be painted aqua or green, and seaglass tile is used to add sparkle.

Coastal homes keep things casual with painted furniture, slipcovered sofas and chairs, and seagrass rugs. Abstract art in blues and greens, folk art in bright colors, and classic prints of shells and coral complete the look.

WHERE TO BEGIN?



Finding your own style isn't as simple as choosing a single image that speaks to you; it's also a process of elimination. You may love the colors in a room but find the space too cluttered. Perhaps an all-white room appeals to you, but you're not a minimalist – you want to display books and collections. As you look for design ideas, make a note of individual elements that grab your attention.

Where to start? Interior design magazines and sites like Pinterest and Houzz are full of beautiful images. Collect lots of pictures of homes you like, and make note of why you've saved them, for future reference. Soon, you'll see patterns emerge that will give you a clear sense of your personal style. So grab your notebook, and start making a list of the things you do (and don't) love. Sharing your list and images with a home designer will make the design process faster, easier and much more fun.