Frequently Asked Questions about the Freestyle House

1] **Can the house be enlarged?**

Yes, the house can be extended lengthwise, and a simple single-story annex can be added to serve as an entryway, study, storage room, or walk-in closet.

2] **How long does construction take?**

The actual construction process—following the receipt of the building permit and the start of work—takes approximately 6–8 months (this timeframe may vary depending on the scope of delivery, the complexity of the foundation work, weather conditions during construction, etc.).

3] **Does the house comply with zoning regulations?**

The house features a traditional rectangular shape and a classic gable roof, with an attic level situated beneath it. Having built several of these homes in Protected Landscape Areas (CHKO), we have proven that we can meet even the strictest regulations. When dealing with authorities, we can adapt the house to specific local requirements if necessary.

4] **What is included in the base price?**

We can provide a complete list of standard specifications upon request. The model home in Pulečný includes several premium features, such as a wood-burning stove and chimney, a deck with a railing, entrance steps, an entrance canopy, a larch wood facade, and shading systems.

5] **Is it possible to change materials and fixtures?**

Yes, every new house is unique, and we tailor it to the client's requirements—while always preserving the essence and concept of the original model home design. We start with a basic, standard design, and while working on the architectural study, you can choose from various options for the facade, roof, windows, and so on. Interior options include selecting different flooring materials and patterns, specific ceramic tiles, wall coverings, fixtures, doors, etc.

6] **How long does it take to prepare the construction project, and what does the process involve?**

In the first phase, you visit the building site with the architect to assess the suitability of the house's placement. The architect positions the house on the plot and within the terrain—creating a site plan—and incorporates any chosen modifications to the standard design into the project plans. This results in an architectural study of the model home. Based on this study, we can immediately prepare a construction budget, thereby accelerating the process toward actual construction. At this stage, you already have a fixed price for building the house. Next comes the preparation of the actual construction project documentation; this typically takes three months (depending on current capacity) and concludes with the handover of the complete documentation required for the permit application. The project can then be submitted to the

building authority. We can handle the building permit process for you, or you can secure it yourself. Once the building permit is obtained, construction can begin without delay.

7) Is it possible to modify the interior layout and exterior appearance of the house (and to what extent)?

If you wish to make changes, the best approach is to contact us. As the architects and creators of the house, we are almost always able to find a solution that preserves all the advantages of a standard model home while maintaining the aesthetic quality of the design we stand by. An architect will review and prepare all potential changes and solutions with you during the architectural study phase.

8) **Is the construction design included in the price of building the house?**

The design for the building permit is paid for separately. If the standard house is built without changes, the design cost remains at the base rate—with no surcharge. In the event of changes, modifications, or additions (e.g., a wastewater treatment plant, carport, structural alterations, etc.), the price is adjusted individually based on the scope of the work. The base price already covers siting the house on the terrain (foundation design), utility connections, walkways, and similar elements. The design package includes all necessary documentation tailored to your specific plot and house, such as structural analysis, a fire safety report, building services specifications, etc. With this complete design—compliant with current regulations—you can subsequently obtain a building permit without issues.

9) **What technologies and materials are used in the house?**

The base price includes an air-to-water heat pump (NIBE brand) and a hydronic underfloor heating system (Rehau brand). The standard specification also includes preparations for the installation of an external chimney and a wood-burning stove. The exterior wall assembly incorporates both wood-fiber and mineral wool insulation. You can find a more detailed breakdown in the standard specifications for the model home. 10) Where can the washing machine be placed, and how is storage handled?

The washing machine can be located in the utility room near the house entrance; however, some clients prefer to place it in the bathroom. If a larger utility room and more storage space are required, we can adjust the ground-floor layout. Additionally, floor-to-ceiling wardrobes can be installed in both rooms. On the upper gallery, the open space along the sides can be utilized and concealed, for example, with simple sliding panels.