

ARCHITECTURAL SERVICES

Our comprehensive architectural process is designed to fulfill our client's original intentions and make sure the entire team is supported by the design assistance they need. The usual project includes the following phases:

1 DESIGN PHASE

During this phase, we build upon the decisions and ideas generated in our Conceptual Study. We develop our architectural concept through measured plans and elevations, and fine tune the shape and size of rooms, furniture layout, formal composition, and circulation. This enjoyable part of the process is informed by our clients' inspiration and understanding of how they want to live in their new house.

2 CONSTRUCTION DOCUMENTS

In order to provide the contractor with necessary information for a successful build, we compile a specification book and detailed set of drawings. The documents are technical, based upon drawing standards and building code, and include information such as the electrical plan, structural engineering, and mechanical layout. We are passionate about interior design and the ultimate look and feel of the place, so during this phase we select all finishes, colors, and fixtures, and develop details for custom millwork. Early in this phase we introduce several contractors to the project, who provide detailed estimates based upon the design documents. We refer contractors with a solid track record of construction delivery and with whom we have a regular working relationship.

3 PERMITTING

Permitting can be complex and involve several layers of approval, so we will often correspond with governmental agencies during the Design Phase to confirm that our project is in compliance. We provide the documentation required for permit approval and may coordinate with an expediter for submittal.

4 CONSTRUCTION OBSERVATION

During construction we conduct regular site visits with the Owner and Contractor to review the work and any unexpected issues that have arisen. We will provide additional drawings as needed, review contractor submittals, such as cabinet shop drawings, and assist in material or fixture orders. We can also provide budget oversight and approve draw schedules upon request.

5 PROJECT COMPLETION AND FOLLOW-THROUGH

Probably everyone's favorite part of the project: moving in! Since the design and construction process for a house takes up a big part of our lives, we often form lasting relationships with our clients. We greatly enjoy seeing all the furnishings and interiors come together, and hearing how happy people are in their new home. If any issues arise or if touch-up is needed, we will provide the updated specifications to the Owner at any time. Final paint colors, tile or countertop maintenance instructions, or product sources are all helpful bits of information for the Owner through the years.