



Architects bring value to a home design and life. Our goal is not only a great product, a built work that delights but a process that keeps clients happy from the beginning. Building is stressful, the design process should not be. Ample time must be provided to explore ideas, to make decisions and selections. We are guides and our job is to make the process go as smoothly as possible. We recommend this “stages timeline” guide for most residential projects:

Month 1: **Collect & Gather** information include surveys, measurements, ideas, requirements, inspiration, we get to know you, we collaborate and brainstorm on all the little and big things that will give character and detail to the project

Month 2: **Schematic design:** Sketches & Space planning concepts are presented fixing a solution to needs. A floor plan with adjacencies, connections, proportions, features is the result. There will be back-n-forth of ideas and an exploration of the 3rd dimension

Month 3-4: **Design development:** Time is be allocated for the Owner to shop, think and select. The elements selected whether ready made or custom built will shape the spaces and more back and forth will transpire as the design is tweaked to accommodate the selections. The Interior and exterior takes shape as the plan comes to life in 3 dimensions

Month 4-5-6 **Construction Documents:** We get on paper the information that a contractor needs to build and cost out the design. Changes made at this stage are harder to make as they sometimes have a trickle effect. The design is realized structurally for loads and against weather and for durability. Systems are integrated into the design such as, electrical, plumbing, insulation and heating.

Month 6 **Bidding & Negotiation:** Contractors estimate the work, they may visit the site and talk with the Owner about expectations and schedules. An owner may see the work of contractors to determine their abilities. The Owner has a chance to determine who is best qualified to be their partner in the building process. As Architects we are prepared to answer questions that come in as to what is intended or required and generally help an Owner consider different approaches and estimates so the proposals can be compared on equal grounds.

Month 7 **Award:** A building partner is selected and terms are sorted out from the contract form, to schedule of payment and including requirements of funding sources and bank requirements when applicable. It may be that the selected contractor cannot commence the project for months or weeks from award

Month 8 : **Construction commences .** We perform administration, are available to interpret the plans from paper to real life or smooth over bumps in the road as Owners may change their mind about details or desires. In alteration or remodeling work... an unforeseen condition may come up that needs expertise in resolving to stay true to original design integrity. We monitor progress of work and can be on site as frequently as every week or only as needed. We are a pair of eyes to make sure that all that was planned or expected is included in the final product. We can track costs or simply be a sounding board for final finishes and selections.