

# Harmonious ARCHITECTURE

a beautiful balance of form & function

## Working with an Architect —What to Expect

### Step 1: Programming

Owner and architect discuss the requirements or goals of the home. Size, shape, number of, and location of rooms are discussed. Finding the best balance of needs, wants, and budget is key to a great start.

It is helpful for the homeowner to look at magazines and online resources, take a tour of homes, or to drive around and look at homes to get a feel for the spaces and style they hope to achieve. The more information that is brought to the table, the more clearly ideas are relayed to the Architect.

If a site is chosen, we may meet at the site. A plat or survey information may be required to establish the property lines. A building must fit on it's site! Local and county regulations are verified, such as lake setback. During a remodel/addition measurements will be taken to establish the starting point, called "as-built" drawings.

### Step 2: Schematic or Preliminary Design

This process brings the floor plan and elevation drawings to life, representing the *overall* size and design concept of the home. An architect's training and experience provides the best possible choices moving forward.

The first meeting will present floor plan ideas (main level and any basement or upper levels.) Establishing the room relationships to each other and the exterior, and flow between rooms is reviewed. The second meeting will present elevation drawings (the outside views of the home). This is based on the floor plans from the first meeting, and the exterior design concepts discussed.

### Step 3: Design Development

The preliminary floor plans and elevations are now reviewed in further detail. *Specific rooms* may need more development such as the kitchen, master bathroom layout, etc. Ideas on ceilings or materials may be discussed. Cabinetry or built-in ideas may be included. Ideas are ironed out to make sure the project achieves both the interior and exterior design goals of the homeowner.

### Step 4: Construction Drawings

This phase involves the architect preparing all ideas into a "blueprint" format. This phase puts ideas on paper in a more detailed format so that the contractor can establish costs and build the project. A drawing set and specifications (written directions and clarifications) are developed.

A drawing set typically includes:

- A site plan (required for permit)
  - Floor plans (of all levels)
  - Building Elevations (all sides)
  - Wall or building section
- Additional drawings may include:

- Additional details
- Electrical layout
- Cabinetry/Interior Elevations
- Structural Drawings

Specifications may include:

- Construction timeframe
- Specific materials or selections
- Who will be doing what
- Finishes
- Items such as proposed mechanical system, security system, or landscaping elements which have no drawings.

### Step 5: Hiring the Contractor

The homeowner selects and hires the contractor. The architect may provide recommendations, assist in comparing bids or may be hired to coordinate the bid process completely.

### Step 6: Construction Administration

While the contractor will physically build the project, the architect can assist the homeowner in making sure the project is built according to the plans and specifications. The architect can make site visits to simply observe progress. Or, the architect may be hired to approve contractor's application for payment and generally keep the owner up to date on progress. The contractor is solely responsible for construction, subcontractors and schedules.

"The most rewarding thing I do is to share the creative design process with my clients. Seeing their dreams start with a drawing and emerge not just as a home, but the lifestyle they always imagined is simply irreplaceable."

