



YOUR NEW HOME – A DESIGN PROCESS

PROGRAMMING

This initial step of investigating what's possible can include the following:

- Personal interview:
 - Asking about needs, wants, and wishes – dreaming big
 - Learning about lifestyle and personality types
 - Establishing scope and goals – what will be the exclamation point of your home
- Site analysis:
 - Spending time absorbing the site conditions and surroundings
 - Considering orientation and environmental impact
 - Evaluating the best use of the site relating to the project scope
- Zoning and code review:
 - Compiling all requirements of state and local ordinances and codes

SCHEMATIC DESIGN

In this phase, White Space Architecture is creating several 'big idea' solutions. It may include:

- Site Plan:
 - Diagrams illustrating setback requirements
 - Sketch bubble diagrams with programmatic elements placed on site
 - Written intentions relating to orientation and usage
- Floor Plans & Exterior Elevations:
 - Basic layouts addressing all items of the program
 - Illustrating several options and comparison
- General written scope:
 - Usually a narrative-type description to portray intent

DESIGN DEVELOPMENT

After a scheme is selected, this 'big idea' can be developed with more detail.

Additional information will be added to the previous Schematic documents and may be shown with:

- Interior Elevations
- Initial selections
- Building or wall Sections
- 3D computer or hand sketches

CONSTRUCTION DOCUMENTS

This phase is about creating the documents from which a bid can be established, a permit acquired and construction can begin. All the details will be finalized—a full set of CD's may include:

- Site/ Roof Plan and Code Summary
- Floor Plans

- Elevations and Sections
- Interior Elevations and Details
- Electrical/Lighting Plans
- Cabinetry Details
- Plumbing, lighting, hardware and finish selections

RE-DESIGN

Often some re-design is necessary after the actual bid cost of the project is determined. This may include re-selecting finishes, scaling back the scope, and potentially phasing the construction to reduce costs.

ADDITIONAL CONSIDERATIONS

Throughout the process of design, it may become apparent that a consultant is needed to incorporate specialized information. This typically includes structural design but may also include HVAC sizing and layouts, bidding assistance from a builder, landscape and lighting design or other requested services.

BIDDING AND CONSTRUCTION ADMINISTRATION

Regarding establishing a budget and estimating for design purposes, several options are available:

- Design-Bid-Build

As the most traditional approach, the design is established and bids are solicited by the owner, the owner selects a contractor and begins construction.

- Negotiated Bid

This method requires the owner to select a contractor at some point during the design process. The drawings can be reviewed at each phase by the contractor and estimating can be done concurrently with the design.

- Design-Build

Typically the least formal of methods, this approach allows the Architect and contractor to share design responsibility. The design and estimate are developed at each step, allowing the owner to see more of the cost implications of the decisions that are being made.

Bidding assistance is available to the owner and may include review of the bids received and evaluation of the contractors. However, the owner is responsible for contracting directly with the contractor and related legalities. White Space Architecture is available throughout the construction process to act as an owner's representative, and may regularly visit the site to observe progress and assist in maintaining design intent.

PROJECT EVALUATION

After project completion, it is helpful to evaluate the final design outcome, the design process, issues that arose during construction, and any other factors that were of importance to the owner. Communication of these issues (feedback that is either positive or negative) is a valuable tool in facilitating improvements in the design process.