

a beginner's guide to working with an architect

Working with an architect for the first time should be an exciting, not nervewracking process...especially when you're realizing a life-long dream for a custom home or renovation. We'd like to dispel the notion of the "glass tower" architect. While we certainly study and apply theoretical intellectualism to our projects, we also view our role as educators to be important...we're your advocate! Often, first-time residential clients can be overwhelmed by industry jargon and navigating the design process. This guide will help you to understand how we generally structure residential projects & contracts.

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PREDESIGN

In Predesign, also called Resource Inventory, we work with you to establish a thorough understanding of your needs, thoughts, ideas, dreams - and timeline & budget. This can be in meetings, visits to your existing home & new home site, and / or through provocative questionnaires. We also begin "listening to the land" to map solar access, site features, views, and other special opportunities offered by the unique physical nature of your property. We then assemble this feedback in a collage or image-rich programming document. We also research zoning & code requirements for your property. Essentially, we are creating - through deep listening and research - the poetic seeds and technical foundation from which to begin our design.

Schematic Design begins to bring form to the idea of your home. We often work with layered hand sketches, as well as physical and digital models to refine our understanding of spatial quality, programming adjacencies, and building massing. We also define the alternative energy or material strategies to be employed, and engage a Structural Engineer to review the feasibility of design. Typically, we present our initial Schematic Design to you in the form of sketch drawings & a model. Our discussions with you bring the concept into further refinement, at which point we present a Schematic Design Package, including sketch level floor plans, elevations, and model. We also complete a preliminary specifications list, which begins to enumerate the materials and systems to be used in constructing the home.

SCHEMATIC DESIGN 2



CONTRACTOR SELECTION 3

Following your approval of the Schematic Design Package, we distribute it to a select group of contractors. You can bring a preferred contractor to the table, or we can recommend contractors from those we've had success working with in the past. They review the SD package with the aim of delivering a preliminary construction cost estimate. We then meet with you and each contractor to discuss their understanding of the project, their experience & practice, and their contract structure. Finally, we meet with you privately to assist in determining the best fit and making an informed selection. Selecting a contractor at this early stage facilitates both a long-term commitment to a shared vision, and an integral means of confirming general budget compliance before we move forward into Stage II.

Design Development assumes an essentially resolved design from the SD package. This sketch package starts to be brought into our computer drafting program. The design is developed in a way that furthers clarity of systems, details, and materials. We we also begin conversations with necessary consultants such as electrical, mechanical, lighting, and landscape, and continue our discussions with the structural engineer. Again, we can introduce consultants with whom we have successful working relationships.

DESIGN DEVELOPMENT 4

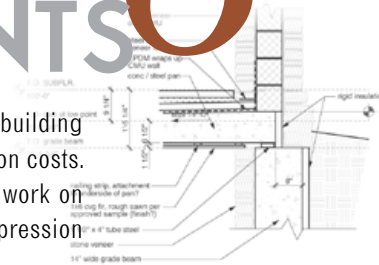


5 INTERIOR ARCHITECTURE

Interior Architecture involves the selection of fixtures & finishes such as plumbing, tile, lighting, flooring, cabinetry, and paints / plasters. Providing this service in-house benefits the overall experience and integrity of your home. Since it will be implemented by a team so intimately familiar with the vision, the home will ultimately feel - both inside & out - like a cohesive & collected whole.

In the Construction Documents phase, technical drawings and specifications are drafted which set forth the requirements for constructing your home. These documents will serve to communicate the design intent to the Contractor and Subcontractors, and will bring together the architectural, interiors, structural, mechanical, electrical, and landscape aspects of the project into a clear building package. During this process, we communicate with your contractor to address constructability and construction costs. A preliminary set of Construction Documents is used to submit the project for a building permit. Additional work on the preliminary set fleshes out the myriad custom details that will make your home an artful and technical expression of our shared vision.

CONSTRUCTION DOCUMENTS 6



7 CONSTRUCTION OBSERVATION

Construction Observation is what often the phase that ensures a project's ultimate success. It is also where the importance of the ongoing collaborative relationship between architect, client, and contractor becomes apparent. During construction, we visit the site on a weekly or biweekly basis, acting as your - and the design's - representative. We also advise and consult with you and with the contractor, staying involved in problem solving, clarification and construction field observations. Our continued involvement through this key phase ensures that the finished home you move into is a well crafted, faithful manifestation of the beginning poetic seeds and continued vision that we created together. While you may have worked with our Interiors department to select lighting, plumbing fixtures, and finishes earlier in the design process, we can also assist with furniture, window treatments, and accessories when your home is complete.

Ready to take the next step? Contact us to schedule a complimentary initial consultation. We'll discuss your dreams & your site, and our philosophy, qualifications, and initial impulses & reactions.



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