



DESIGN PROCESS OVERVIEW

Initial Consultation:

During our initial consultation we will sit down and discuss your objectives. I'll be listening a lot at first, taking copious notes. Then I'll begin asking questions to clarify your vision. We will discuss subjects such as exterior style, solar orientation of rooms, use and approximate size of rooms, structural systems, exterior and interior finishes, appliances and fixtures, window style, mechanical system preferences, special needs, etc. Any photos, magazine pictures or floor plans that you provide will help.

Site Visit:

I find that a site visit begins the creative process. After digesting all the information of the initial consultation, a site visit allows me to begin visualizing different design options. I take note of the views, the topography, tree and rock formation locations, solar orientation and how these components might come together to meet the requirements of a client and the practical considerations of design. Only by visiting the site can a designer put all these pieces together.

Schematic Design:

During this stage, we will produce one or more conceptual designs to establish the scale and relationship of the various components. Flow patterns, room sizes and rough elevations will allow the client to visualize the designer's concepts before much time is spent further developing these ideas. At this stage, a lot of communication between the client and myself will take place. Don't be discouraged if the first draft isn't perfect; in fact it won't be. The first draft is just a starting point for further discussion --- lines on a paper that we can manipulate to perfect traffic flow and room layouts.

Design Development:

Once we choose a layout that appears to work well, we will then develop a more refined floor plan and elevation set for approval after which I will begin to develop the construction documents.

Construction Documents :

During this stage, I will develop the section views and structural sheet set --- the foundation plan, the floor framing and roof framing plans. Once we get far into this phase, changes made to the floor plans or elevations may require a lot of time to reflect throughout the structural set. This constitutes a change order, and if we have entered into a fixed price contract, hourly charges will be added to the price.

Structural Engineering:

Once the construction documents near completion, I will send the structural sheets and details to a structural engineer for review. He/she will submit a proposal for owner's signature. Upon approval, he/she will calculate the appropriate size for beams, columns, footings, foundation walls and shear wall systems and "redline" the plans. I will then incorporate these "redlines" into the final set of plans which will then be ready for submittal to the appropriate county agencies.

Energy Compliance Certificate: 2006 International Energy Code:

Certain counties require that all new construction meet the 2006 International Energy Code. There are two ways to meet the requirement: 1) by prescriptive means or 2) by computer modeling. We recommend using the computer modeling method. The modeling method allows us to adjust building systems and immediately see how it affects the energy efficiency of the building. Moreover, it allows us to save the client money by using materials and systems different than what the minimum prescriptive method would require. The analysis will begin after the Construction Documents are complete.

Submittal of Plans

Plans can be submitted to permitting agencies by the owner or an assigned agent, ie. the contractor. Normally the contractor will submit the sheet set to the appropriate agencies for review.

Review Comments:

Often, city or county plan review personnel will ask for clarification. I will be available to answer any questions and to make any changes requested.

Additional Services:

My primary job is to produce an easily buildable set of plans that accurately reflects the desires of the client. However, to get the best results, I often coordinate my efforts with those of other consultants. The list below offers an example of outside consultants with whom I have consulted in the past while engaged in residential design:

- Surveyor to assure proper placement of the structures.
- Landscape Designer when necessary.
- General Contractor to assure understanding of building assemblies.
- Lighting consultant.
- Interior designer.
- Kitchen cabinet designer.
- Mechanical engineers or product representatives.
- Window and Door sales representatives.

Moreover, if requested I will make regular site visits during construction to assure that the contractor is building according to plan.

I hope that this Design Process Overview has been helpful. If you still have any questions, please ask; there is no such thing as a silly question.

Sincerely,

Tom Pokorny