

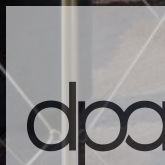
communicating, refining and documenting

Step by Step

a simple guide through the design process

Plus!

**Top 10 ways
Architects
add
Value.**



welcome

Focused on adding value for you, the architects' process and drawings are developed with layered quality control to reduce changes in the field, meet your expectations and make life easier by simplifying difficult decisions.

The process includes six sequential phases; Pre-Design, Schematic Design, Design Development, Pricing, Construction Documents and Construction. These phases will define the parameters, research and develop ideas, refine the ideas, document the solution and build the solution.

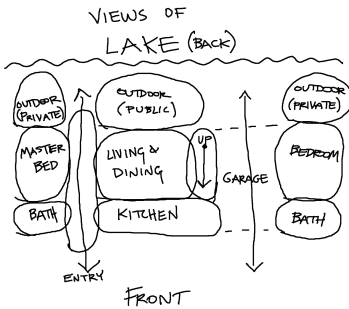
At the end of a successful design process, the built object aligns with the architectural solution and the architectural solution meets the project parameters. The solution can be complex, but the design process does not need to be confusing.

Design is simply,

- Define the parameters
- Research and develop ideas
- Refine the ideas
- Document the solution
- Build the solution

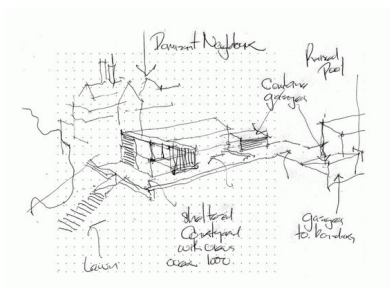


the process



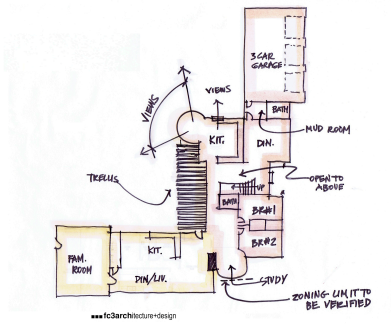
Step One: Pre Design

During Pre Design, usually there are no drawings generated within this phase. However it is probably one of the more important phases. This is where the intentions or goals are outlined, a process by which both Client and Architect start to define what these project parameters are. It identifies potential problems/ pitfalls, dreams/ goals, user needs or wants, code and planning requirements, community concerns, functions / usage, lifestyle trends and image building. As such it is a discovery phase. It does not seek to solve everything but is used as a preliminary guide to inform the design process. A key part of pre-design is being able to listen to the client. In addition, an understanding of the project budget and the cost per square foot will help the client make decisions that keep the project on budget and within the set construction timeline so that future cost savings are insured.



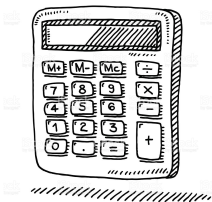
Step Two: Schematic Design

Schematic Design forms the first architectural ideas and validates the project definition. Once the project is defined, the Architect takes the information and begin to explore the possibilities that align with the goals and requirements of the project. The intent of the schematic design is to develop the initial architectural possibilities and to decide the best path forward. With the complexity of buildings, ideas must be tested with imaging, organizational, compositional and systems diagrams. Many of the possibilities will fall away before they are presented to the client, as only the viable options will be offered.



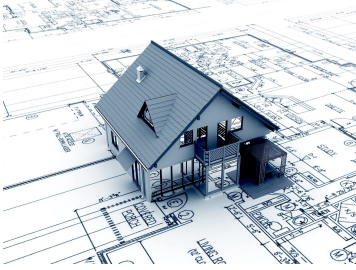
Step Three: Design Development

Design Development refines, evolves, integrates and confirms the conceptual proposal. Compositional detail, the systems and materials are simultaneously distilled and expanded. Specific solutions are tested. Some are eliminated while other are explored further. Previous diagrams are developed into virtual models that confirm the integration of systems. Concurrently, materials and systems are researched to determine their performance characteristics and ensure they meet the intent of the project constraints established during pre-design phase. By the end of the design development, the final solution is nearly apparent.



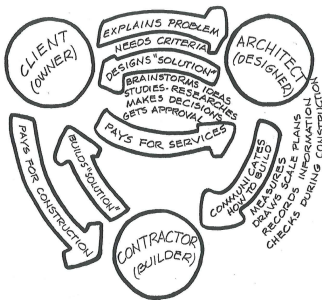
Step Four: Pricing

Once the basic design is developed to the Client's satisfaction, preliminary pricing may be obtained from professional contractors. During this phase, the Architect produces pricing drawings, assists in contractor selection, distributes drawings, and receives estimates.



Step Five: Construction Documents

Construction Documents outline the design solution. Construction documents include high levels of detail, so the Client, the contractor and outside agencies can understand, plan and build the project. Additionally, the documents form agreements between you and the approval agencies as well as between you and the contractor. During this phase, the main priority is to ensure the built project conforms to the project definition established earlier during pre-design. Drawings and specifications work in conjunction to communicate the project.



Step Six: Construction

During construction the Architect provides periodic site visits. As the Client's advocate, the visits typically ensure the project's compliance to the construction documents and design expectations. Additionally, the Architect process submittals, substitution requests, requests for information, prepares supplemental information, process Client's proposed construction modifications, reviews applications for payment and all other documents customary to the construction process. This allows the Architect to assist the Client in final decisions, changes, or alterations that would contribute to the success of the project.

top 10 way architects adds value

Architects are your advocate in the design and construction process, listening to what you want, they pull together the functional, structural, circulation, orientation, and aesthetic considerations of your home into a unified whole. The value to you through a clear process is worth 10-100 times it's up front cost and is best considered an investment in the overall value of the project.

01.

An Architect coordinates with the Structural Engineer, Landscape Architect and all design team members, **so that the integrity of your home is met along with codes, regulations and ordinances of approval agencies, and furthermore to ensure your budget requirements.**

02.

An Architect acts as the translator between the local building department and the general contractor, **so that your vision is met.**

03.

An Architect provides thorough design and construction documents, **so that a qualified general contractors can bid competitively on your project and you can obtain the lowest and best bids for the construction of your home.**

04.

An Architect develops base bids and alternate bids to include upscale features for the home, **so that flexibility can be provided to meet your budget.**

05.

An Architect understands the project budget and help you make decisions that keep the project on budget and within the set construction timeline, **so that future cost savings are insured.**



06.

An Architect maintains a rigorous continuing education schedule and are up to date on the latest advances in technology and product development including kitchen and bath design, energy efficiency and lighting, **so that time and money is not wasted pursuing material and products that don't meet the highest level of quality for your home.**

07.

An Architect looks out for your interest during the design and construction process, **so that your dreams become reality.**

08.

Trained in site planning, site characteristics, zoning requirements, and neighborhood context, an Architect fits your home into your site, **so that views and energy efficiency is optimized and regulations are met.**

09.

An Architect helps you examine alternatives to create a visually appealing home with high quality design and detailing, **so that your goals, desires, and requirements are met.**

and not least,10.

An Architect creates a visually appealing places with pleasing character and style, **so that increased property value will be realized through appropriate design and improved functionality.**



DPA | Dwight Patterson Architects are Architects who specialize in Custom Home design. We focus on adding value to our clients' homes through thoughtful design.

We have contributed to solving Client design challenges for more than 20 years. Believing that design is a conversation between Client & Architect, DPA explores and creates solutions that are collaborative with the Client and specific to the Client. We offer Contemporary Modern design solutions with no project being too small or too complex.

DPA creates architecture balanced with its natural environment. Along with being aesthetically appropriate to the site, neighborhood or community, our goal is to complete projects that are energy conscious, add value and inspire a greater sense of who the Client is.

Knowing that well designed architecture is an investment, we provide a multi-layered process including quality control. Our goals include: Quality functional design, interesting aesthetic design, quality construction, added value realized and our clients' satisfaction.

We know that every successful project begins with the right questions and a conversation. If you'd like to discuss your ideas and project goals, we are here to listen. We look forward to talking with you.

Call or email us today. We'd like to know more about your project ideas.



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