

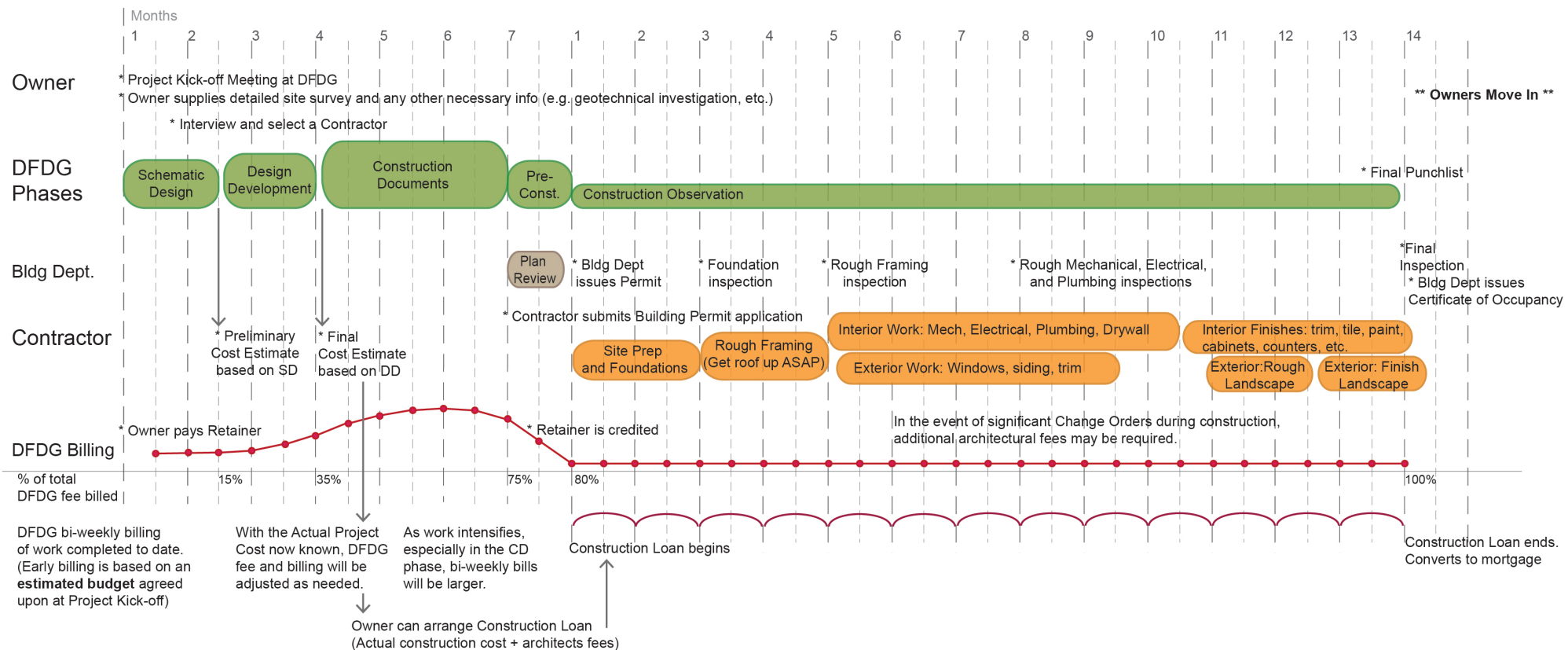


Typical Project Timeline: Residential New Construction

Building a new house is a complex process.

This infographic illustrates the typical phases of a residential project from the start of design to the completion of construction. You can see conceptually how the full-service architectural fee is broken down over the life of the project. And if you plan to secure a construction loan, you can also see how financing logistically fits into the timeline at the bottom of the chart.

At DFDG, we invoice every two weeks for work completed to date. The most intense period of architectural work typically occurs around the Construction Documents phase. Invoices during CDs will be slightly larger, but as house construction begins and DFDG moves into the Construction Observation phase, invoices will typically be less as the remaining 20% of the architectural fee is spread over the duration of construction.



DFDG Project Phases

Schematic Design (SD)

DFDG will translate your program into conceptual form and investigate design solutions to achieve your goals. We begin with loose diagrams and sketches and then progress quickly into 3-D forms and spaces, taking a direction that makes the most sense, is viable, and best reflects your budget, needs, and goals.

Schematic Design is a process that involves experimentation and problem-solving on our part, and refinement following feedback from you, the client. Graphics at this stage include floor plans and exterior elevations depicting the character of the design. These graphics will illustrate the general scope, scale, and relationship of the components for the project. Details come later.

When we have a schematic design that satisfies you, DFDG will compile a package of documents to allow your contractor to make a preliminary estimate of probable cost. If the estimate comes back outside your price range, DFDG will work with you to revise the scope of work so that you get as much of your wish list as possible within your budget.

Design Development (DD)

Design Development activities refine the schematic design and include the preparation of design drawings and other documents to fix and describe the needs of the project. We will begin to look at each part of your project in greater detail. This is the stage at which you will make selections of finish materials, appliances, fixtures, etc. The more information you can provide about the project, the more accurate a final cost estimate may be made by your contractor.

DFDG will also integrate structural, mechanical, plumbing, and electrical systems into the design at this stage. A lot of information will come together to make our 3-d model more and more realistic.

Design development drawings will include final designs for your project with floor plans, elevations, and any cross sections and sketches necessary to depict the character and scope of the design. Your contractor will use the DD drawings to make a detailed estimate of the Final Construction Cost for the project. When you are satisfied with the design and the resulting pricing, we proceed with Construction Documentation.

Construction Documents (CDs)

From the approved Design Development documents, DFDG will prepare Construction Documents: dimensioned drawings and other documents setting forth, in detail, the requirements for construction.

Your contractor will submit the finished CDs to the Building Department as part of your application for a building permit. The approved CDs, stamped by your Building Department, will be used on-site for the construction of your project.

Pre-Construction

During this phase DFDG assists your contractor as needed to assemble document sets for subtrades as the start of construction approaches.

Construction Observation (CO)

When your project is under construction, DFDG will monitor ongoing progress and work with your contractor to ensure the best possible project delivery. These services include, but are not limited to:

- Visiting the site at regular intervals to become generally familiar with

the progress and quality of the work

- Verifying that the project is being constructed in a manner that is consistent with the design documents and project goals/intents:

- Project meetings with the contractor and owner

- Monitoring the project schedule

- Troubleshooting solutions for unforeseen/unexpected conditions

- Coordinating and interpreting architectural and engineering documentation; processing of shop drawings and other submittals

- Project closeout services such as punch lists