

## **The Design Process**

Our Design Process begins with discussions and ideas recorded in the "COMET STUDIOS Client Workbook". Once completed, this Workbook provides a program for the Preliminary Design Phase.

## **The Preliminary Design Phase**

In the Preliminary Design Phase, COMET STUDIOS will synthesize ideas and create schematic design options responsive to the information provided by our clients including Workbook data, topographical maps, county code requirements and soil information. This initial design effort will give us all a first opportunity to really discuss the architectural possibilities in tangible ways. The initial design is presented to clients as plans, sections, and renderings generated from a three dimensional computer model of buildings and the site. After our clients have had a chance to consider the initial design proposal, we will probably have several meetings to discuss their response and resulting design options. Desired changes are incorporated easily into the computer generated project model. This "dialogue" and the preliminary design process will continue until a desirable design solution is developed. Working through design solutions is very complicated and all in compassing. A house is more than just floor plans with finishes. During the Design Process we will share computer aided designs in 3D, a QuickTime Virtual Reality Walkthrough and/or other visual aids to help our clients "see" the design in three dimensions inside and out.

## **Design Development Phase**

Once we have all agreed to a design direction that seems to be resolving most of our clients' needs, wants, and dreams, we enter the Design Development Phase where we continue to resolve practical and aesthetic issues. At this stage we recommend sharing the plans with a competent local contractor to obtain an initial estimate of construction costs. This initial construction estimate will help to determine what changes, if any, are required to maintain a realistic project budget. During the Design Development Phase we will have many meetings with our clients that offer directives for design changes and project evolution. Once we all agree to the final design solution, the next stage begins

## **Construction Document Phase**

During this Phase, Working Drawings and Details necessary for the construction of the Project are developed, including structural & mechanical engineering, septic system design, etc. These final Construction Documents and Specifications are submitted to

contractors to make formal bids, to the building department for plan check & issuance of the building permit, and to the lender for loan processing. The Construction Document Phase will provide many opportunities for clients' to add personal refinements to the project.

When the Construction Documents are completed, we can assist our clients in the bidding and negotiating phases, if they require our services. With our expertise we can determine if the competing builders are bidding on exactly the same project description. During the construction phase, if the clients have elected to include our construction administration services, we will make site visits, write field reports, approve substitutions, and request payments by the contractor. If changes to the construction are necessary, we can assist in evaluating and recommending their acceptance or modification. Our continued involvement during the construction phase increases the likelihood of a successful project.

This is an adventure. The key to a successful project is good communication and teamwork with all parties involved. We love what we do and want our clients to enjoy this incredible adventure now and for years to come.