

HART WRIGHT ARCHITECTS PROJECT ROAD MAP

Programming: Defining the Project

Our work together starts like any great creative exercise: with lots of talking, brainstorming and dreaming out loud. Once the contract is signed, we'll sit down for the first of two meetings to put your ideas on paper: what does and doesn't work about your current house, and what you hope to achieve with the new one. We'll distill these conversations into a concrete list of goals and constraints, as well as an initial sketch that begins to give shape to the project.

Outcomes:

- initial project sketch
- parameters for success defined

Schematic Design: Designing the Concept

With the challenge clearly defined, we start exploring creative solutions. During our next two meetings, you'll see the concept for your property take shape: the forms, materials, style, and solutions that deliver on your vision. By the end of this phase, we'll have floor plans and elevations that form the basis for everything that follows.

Outcomes:

- agreement on form and concept
- schematic sketches to inform hard line drawings

Design Development: From 2D to 3D to Permit

This is where your project gets real: 2D drawings are translated into a 3D model/database, an engineer weighs in on buildability, and real costs start to be defined. Decisions at this point become more specific. We look at everything from bulk and square footage to door and window placement, materials and finishes, and fixing all elements in their space. By the end of this phase, contractors will have submitted initial estimates, and we'll have submitted our permit applications. This process takes time and patience – usually 3-4 meetings over the period of 2-3 months. But it's worth every minute. The more detailed and thorough we are now, the more time, money, and unwelcome surprises we avoid later.

Outcomes:

- final structural drawings
- multiple contractor bids received, with possible contractor selection
- permit application drawings submitted

Construction Documents: Defining Every Detail

It's now time to translate the project into contractor-ese. We work out every single detail, down to door-knobs and screw size, interpreting our vision into concrete reality so the contractor doesn't have to. These construction documents allow the builders and craftsmen to do their jobs quickly, efficiently, and as accurately as possible. They also become the foundation of the final building estimate and schedule: the contractor signs his name to these documents as part of his contract with you.

Outcomes:

- final document set
- final building estimate and schedule
- signed contractor contract

Construction Administration: Ensuring the Vision

Even with the world's best drawings, there are always new discoveries when paper becomes 2x4s and drywall. That's why an architect holding the drawing at your building site is always better than the drawing alone. During construction administration, we collaborate closely with the contractor to fulfill the intent of the project: making and approving decisions, minimizing surprises, and being on-hand to discover the opportunities you can't see until the walls go up. By the end of this phase, you have the best outcome of all: the custom home you've always dreamed of.

Outcomes:

- a smooth and seamless construction process
- a new home that exceeds your expectations