



1   
CLIENT +  
ARCHITECT

**DESIGN CONSULTATION** – This is the fun part! An ooA architect will guide you through all available options and design approaches to determine the best path to meet your needs. Whether you seek to renovate/remodel, add space, or build a new home, we'll draw from our 30+ years of experience to encourage you to dream big and think outside the box, all within the specific parameters of your vision, goals, and budget.

2   
CLIENT +  
ARCHITECT

**PROGRAMMING** – Now we get tactical. Your architect will visit the site with you to determine the best location and positioning for your project, considering views, sunlight, privacy, and more. It's during this step you will discuss the quantity and type of rooms you desire, the functionality of the rooms and feel of the space, and measure that against the constraints of the site, codes, timeframe, and budget.

3   
ARCHITECT

**SCHEMATIC DESIGN** – The design begins to materialize. Your architect will create floor plans and elevations that include interior and exterior considerations, determine dimensions, and guide you through the selection of specific materials, fixtures, windows, doors, etc. ooA uses this info to create 3D renderings of the exterior and interior so that you can get a true sense of the look and scale of the project. We can place furniture, artwork, and other items that you specifically want in these renderings. Of note: typically, ooA engages consultants to complete the project work, such as a structural engineer, surveyor, pool designer, landscape architect, or other experts, as needed. These fees can be paid directly by you or billed as a separate cost through ooA.

4   
ARCHITECT

**CONSTRUCTION DOCUMENTS** – ooA dives into the details. From the schematic design, your architect and their team will produce construction documents. These are the full set of 'plans' used for construction, and become the basis for obtaining the building permit and for contractor bidding of the project. This is a very detailed and time-consuming part of the process and typically consists of 20 to 30 sheets for a new custom home design.

5   
BUILDER +  
ARCHITECT

**CONSTRUCTION OBSERVATION/ADMINISTRATION** – The vision becomes a reality. Your architect actively visits the building site to ensure the construction documents are being followed, verify contractors' progress, and solve any unanticipated conditions in a timely and thoughtful manner. Questions inevitably come up during construction, and occasionally a builder will want to take a shortcut with a detail on the plans. Although not all clients elect to have the architect stay involved during construction, it is not a very big expense and can help ensure the design is achieved and you get the result that you desire.

