

# WHAT TO EXPECT WORKING WITH US



## PROGRAMMING DESIGN

This is the initial phase where we start our creative consultancy. We dream big with you, where an accident can become a solution, and where we like to question the norms. We study the needs and desires of the client, city codes, ideal goals, and the necessary timeline and the construction budget. Expect to fill out our e-questionnaire which helps us get a better idea of your requirements and how you envision your new spaces.

PHASE  
1

## CONCEPTUAL DESIGN

This is our starting point of the creative process for new project design. We will work closely with you to create a form of stimulus material composed of visual and/or verbal representation of ideas for your new space. This is an crucial step for us as we research and start the conversation of the aesthetic, goals, colors, and theme of the space.

PHASE  
2

## SCHEMATIC DESIGN

This phase will shape the space's overall form while simultaneously developing a workable set of floor plans. These 2D floor plan drawings will grow to define room sizes and will include locations of significant utilities and amenities. Synchronously, the exterior elevations of the project are developed to the point of producing a detailed 3D rendering of the future building.

PHASE  
3

## DESIGN DEVELOPEMENT

This is the phase that develops the design concepts, the option of using the technology to create an interactive 3D model and refine the exterior and/or interior structure simultaneously.

This process will allow us to define the locations of windows, doors, and primary fixtures/utilities.

PHASE  
4

## CONSTRUCTION DOCUMENTS

The documents created in this phase will be handed off to contractors and building departments. This includes everything from foundation plan, door and window schedules, plumbing diagrams, base electrical plans, base structural drawings, notation of existing conditions/demolition, power plans, plumbing fixture locations, reflected ceiling plans and notes indicating finishes and materials. These details, sections, schedules and notes will communicate, in detail, the design intent in a format suitable for construction and that will meets code requirements. "

PHASE  
5

## INTERIOR DESIGN INTRODUCTION

The first phase of further developing the initial conceptual and architectural design. We will now refine the layout, floor plans and elevations of the fixed elements of the new space. Option to create 3D rendering models of the spaces and explore custom elements.

PHASE  
6

## DEVELOP SELECTION OF FINISHES & MATERIALS

The material selection phase focuses on research and gathering physical/digital samples of proposed materials that are consistent with the approved conceptual design phase. Starting with the most complex areas, we will propose material selections that fit within your budget and construction timeline. Once we have approval from this phase, we will start to visualize these interior spaces with materials, appliances, and fixture selections by creating 3D photo-realistic renderings and interactive walk throughs

PHASE  
7

## INTERIOR CONSTRUCTION DOCUMENTS

Our interior construction documents will provide meticulous detail on electrical power locations, reflected ceiling plans, finish floor plan, custom wall details and millwork shop drawings. Since our studio is a multidisciplinary team, these interior construction drawings will simultaneously mesh with all other architectural construction documents. This will conclude with a highly detailed drawing set that provides the municipality, builder and subcontractors with all documents they will need to approve and build the project.

PHASE  
8

## CONSTRUCTION ADMINISTRATION

This is the phase where our team will work on your behalf to ensure that the original design intent is executed properly. We do this by attending regular site visits in person/digitally to inspect the work that has been constructed to date. Phone call meetings and follow-ups to maintain design integrity answer all trade questions and report to you on progress.

PHASE  
9

## FURNITURE & DECOR

Choose between our classic or elite packages to furnish your spaces. With our large network and connections in the industry, we bring your interest board to life. Leave it to us as we walk you through the seamless process that allows us to work within your budget, timeline, and design aesthetic. We will create a selection board, gather quotes, and manage purchases which allows us to extend our designer discount to our clients, and lastly coordinate delivery.

We get creative in this phase as we take pride in creating curated items such as wall art, furniture, feature walls, and much more.

PHASE  
10

**OTHER SERVICES:** Creative consultancy, traditional/virtual staging, set design, event design, and brand design.