


CONSULTATION			<h1 style="color: purple;">ARCHITECTURAL DESIGN SEQUENCE FOR RENOVATIONS AND ADDITIONS</h1>			COST
	1.	Getting Started	office visit - a 45 minute general discussion of the renovation and addition process including design steps, costs, team members, construction process and builders, etc. or home visit - approx. 2 hour review of existing house, discuss wish list, options, suggestions, and possible costs, followed by general discussion of the renovation and addition process including design steps, costs, team members, construction process and builders, etc.			no fee \$600
QUICK DESIGN	2.	Deciding What to Build	architect prepares site analysis, zoning code analysis, lot coverage, and built-upon area analysis	acquire base plans - using residential real estate measuring service	develop up to three plan options: small - less than target budget and wish list medium - the sweat spot, most of what is desired large - add additional features and/or spaces	approx. \$1000 per plan option - fee confirmed after consultation
	3.	Preliminary cost estimate	client meets with builder(s) to discuss approximate costs	client selects one of the three plan options to continue the design	client selects builder to be part of the team	
FULL ARCHITECTURAL DESIGN	4.	Refine the Design	architect develops more detailed floor plans, elevations, and 3d views	architect and client make revisions and additions to plans as needed	concept design approved by client	There are no standard fees, as each renovation project is very different. Fees can be: percentage of construction cost Fixed fee or Hourly A fee quote is available before QUICK DESIGN phase, so there will be no surprises
	5.	Update budget	builder provides updated estimates of concept plans to confirm budget and features	architect and client make revisions and additions to plans as needed	final design approved by client	
	6.	Prepare Construction Drawings	architect prepares permit drawings plus additional design drawings and specifications including structural engineering, lighting design, and product selection, plus coordination with other team members such as interior designers		structural engineering design and coordination with architectural plans	
	7.	Agency Review	builder submits drawing for building permit with appropriate agencies	permit issued		
	8.	Construction Begins	optional - architect provides construction observation	construction complete		
9.	Happy Clients	Contact: Gray Houghland gray@houghlandarchitecture.com 704.650.1148				