

DESIGN PROCESS



PLANNING

01

- SITE ANALYSIS
- ZONING CODE ANALYSIS
- IDENTIFY PROJECT GOALS
- DEVELOP PROJECT PROGRAM (WISHLIST)
- PROJECT SCHEDULE & SQUARE FOOTAGE



AS-BUILTS

02

- MEASURE EXISTING BUILDING
- DRAW SCALED EXISTING FLOOR PLANS
- DRAW SCALED EXISTING EXTERIOR ELEVATIONS
- RESEARCH & DRAW SITE CONSTRAINTS



SCHEMATIC DESIGN

03

- INITIAL DESIGN WORK TO AGREED CONCEPT
- FIRST SKETCH FLOOR PLANS
- SECOND SKETCH EXTERIOR DESIGN
- **ESTIMATED BUDGET FROM TRUSTED BUILDER**



TOWN/STATE APPROVAL

04

- ACQUIRE AS NECESSARY
- HISTORIC DISTRICT COMMISSION (HDC)
- MUNICIPAL ZONING & PLANNING
- COASTAL RESOURCE MANAGEMENT COUNCIL
- RIDOT, RIDEM, & RIHPHC



DESIGN DEVELOPMENT

05

- SELECT BUILDING MATERIALS
- BUDGET DRIVEN DETAILS
- FURTHER DEVELOP DRAWINGS
- ENGAGE CONSULTANTS
- **REVISIT BUDGET AMOUNT**



CONSTRUCTION DOCUMENTS

06

- DEVELOP PERMIT DRAWINGS
- DETAILS FOR CONSTRUCTION
- SPECIFY MATERIALS & PRODUCTS
- COORDINATE CONSULTANTS
- DOCUMENTS FOR BIDDING & CONSTRUCTION



BIDDING

07

- PREPARE BUILDER INVITATION LIST
- PROVIDE BUILDERS WITH BIDDING PACKAGE
- ANSWER PROJECT QUESTIONS FROM BUILDERS
- PREPARE FOR ANY CHANGES OR ALTERNATES
- ANALYZE RETURNED BIDS
- ARRANGE NEGOTIATIONS WITH SELECT BIDDERS
- SELECTED CONTRACTOR PULLS **BUILDING PERMIT**



CONSTRUCTION ADMINISTRATION

08

- REPRESENT OWNER & SUPPORT BUILDER
- INVOLVEMENT OF ARCHITECT VARIES GREATLY
- SCHEDULE ADMINISTRATION
- ENSURE PROJECT IS BUILT AS DESIGNED
- PROVIDE SOLUTIONS TO BUILDER QUESTIONS
- PREPARE DRAWINGS FOR CHANGES



CordtsenDesign.com
401.619-4689