

Sandy Point, Portsmouth



Harrison House Condominiums, Newport

Unique and custom sculpted for you.



Aquidneck Club, Portsmouth



Midtown Oyster Bar, Newport



Cliff Terrace, Newport

Building your dream, together.

Here at CDA, we're committed to creating beautiful, timeless designs fully customized and unique to you. Throughout the design process, we make you feel heard and trusted while using our industry knowledge and skills to bring your dream to life.



Sugar Mill House, Antigua



The Point, Newport



Salvation Cafe, Newport



Kiel James Patrick, Newport



Harbor One Bank, Boston



Kent Hospital, Warwick



The Barn, Newport



Landscape Creations of Rhode Island, South County

You're a part of the team.

From the first sketch, to walking through your finished front door, CDA is with you every step of the way.

Welcome to building your dream.

DESIGN PROCESS

01 PLANNING

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

02 AS-BUILTS

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

03 SCHEMATIC DESIGN

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

04 TOWN/STATE APPROVAL

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

05 DESIGN DEVELOPMENT

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

06 CONSTRUCTION DOCUMENTS

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

07 BIDDING

- 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**

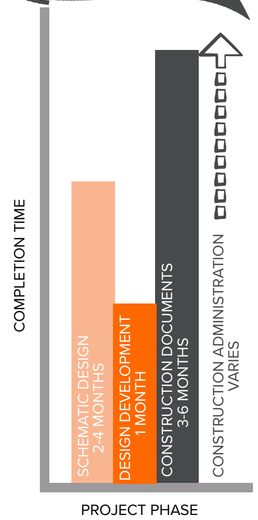
08 CONSTRUCTION ADMINISTRATION

- 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

BILLING STRUCTURE

FIXED FEE	HOURLY RATE
FOCUS ON VALUE AND PROBLEM SOLVING INSTEAD OF ON HOURS	ESTIMATE ONLY (ACTUAL BILLING MAY VARY)
KNOW THE TOTAL AMOUNT FOR SERVICES UPFRONT	VARIABLE MONTHLY BILLING AT AN HOURLY RATE
INVOICE PREDICTABILITY AND FINANCIAL PLANNING ABILITY	AS SCOPE CHANGES HOURLY AMOUNT FOLLOWS

PHASE TIMELINE



CDA
CORDTSEN
DESIGN • ARCHITECTURE

CONSULTANT TEAM

INTERIOR DESIGNER
FINISH, FIXTURE, & FURNISHINGS SELECTION & PROCUREMENT

LIGHTING DESIGNER
ONSITE REVIEW, FIXTURE SELECTION, PHOTOMETRIC CALCULATIONS, & LIGHTING LAYOUTS

MEP ENGINEER
BUILDING SYSTEMS EXPERT IN HVAC, PLUMBING, & ELECTRICAL

SURVEYOR
PARCEL BOUNDARIES, LANDSCAPE ELEMENTS, TOPOGRAPHY & EASEMENTS

ARCHITECT

STRUCTURAL ENGINEER
PHYSICAL INTEGRITY OF BUILDING & STRUCTURAL ELEMENTS

LANDSCAPE ARCHITECT
EXTERIOR MATERIALS & DETAILS, PLANTING, SITE LOCATION

CIVIL ENGINEER
SITE GRADING, DRAINAGE, DRIVEWAYS, & UTILITY CONNECTIONS

CDA STRUCTURE

ARCHITECT
TOTAL PROJECT FOCUS

ARCHITECT · ARCHITECT · ARCHITECT · ARCHITECT · ARCHITECT

SENIOR ARCHITECT
OVERSIGHT & SUPPORT

SENIOR ARCHITECT · SENIOR ARCHITECT · SENIOR ARCHITECT

PRINCIPAL
CLIENT RELATIONS & DESIGN INSPIRATION

PRINCIPAL

RENDERING OPTIONS


HAND SKETCH


SKETCH RENDERING


3-D REALISTIC RENDERING