



THE DESIGN PROCESS



PRE-DESIGN

Site Evaluation Every project begins with a site, and every site has its own unique characteristics that influence the design of your home.

- In what direction does the sun rise?
- Where are the best views?
- Is the site flat or sloped?
- What are the other houses in the neighborhood like?
- From which direction will you approach the house?
- What are the town zoning regulations (needed to determine maximum size, height and set backs.)
- Do you have a property survey? If not, we will recommend a surveyor to prepare one.

How You Live:

Tell us about yourself.

- What is the size and age of your family?
- How do you like to entertain?
- What kinds of activities do you share together?
- Where do you spend the most time in your house?
- What about your current house do you like and dislike?
- What are your dreams for your house?
- What do you want your house to say to the world?



Room Schedule:

A road map and a reality check.

From our initial conversations with you, we'll create a list of all the desired spaces in your house and their approximate size.

- Includes allowances for important spaces, like vestibules and hallways, miscellaneous closets and thickness of walls
- Provides a starting point in the design and a guideline for managing the budget

The final room schedule—paired with the survey information—will help dictate the ultimate size of your house.

Preliminary Room Schedule			
4,000 sf Residence			
Wadia Associates, LLC			
ROOM NAME	PROGRAMMED ROOM SIZE		NOTES
	G (ft)	W (ft)	Area (sqft)
Basement			
Basement			
First Floor			
Entry	7.0	8.0	56
Main Stair Hall	14.0	18.0	252
Breakfast Room	8.0	8.0	64
Small Bath	5.0	5.0	25
Living Room	17.0	18.0	306
Dining Room	10.0	18.0	180
Kitchen	11.0	22.0	242
Pantry	5.0	7.0	35
Family Room	17.0	18.0	306
Garage Room	8.0	8.0	64
Subtotal, First Floor			
			1792
10% Voids			280
10% Circulation & Misc			240
10% Design Contingency			180
TOTAL, FIRST FLOOR			2492
Second Floor			
Main Stair Hall	14.0	18.0	252
Master Bedroom	10.0	10.0	100
Master Bath	8.0	10.0	80
Bedroom Closet 1	3.0	7.0	21
Master Closet 2	5.0	7.0	35
Bedroom#2	10.0	13.0	130
Bedroom #1	7.0	8.0	56
Closet #2	5.0	4.0	20
Bedroom #3	10.0	13.0	130
Bedroom #4	7.0	8.0	56
Closet #3	5.0	4.0	20
Subtotal	5.0	8.0	40 (in basement)
Subtotal, Second Floor			
			1185
10% Voids			173
10% Circulation & Misc			195
10% Design Contingency			111
TOTAL, SECOND FLOOR			1664
TOTAL, FIRST & SECOND FLOOR			4156
THREE CAR GARAGE	24.0	36.0	864 (not counted in area)

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Arriving at a Style: Wadia Associates is versatile in style and will guide you toward good solutions that suit you and your needs. It is endlessly helpful to receive pictures of interiors, exteriors and outdoor spaces that you like. Comments on what you like about each particular picture is important, too. We'll discover - by collaborating with you - new ideas that arise from the particularities of your home and will offer suggestions from a wide repertoire of solutions.



DESIGN & DOCUMENTATION

1 - Schematic Design: This is where design goes from an idea to the beginning of your future home. A collaboration between architect and client results in the Schematic Design drawing sets. In this phase, we'll look to:

- Balance the list of rooms and their sizes
- Orient the house towards the view
- Determine how the house is first seen and approached from the street
- Show how the house displays itself while maintaining your privacy
- Consider how the sun moves through the sky and the sunlight moves through your house
- Show how the house will relate to the shape of the land and the existing trees
- Outline where the moments of your family's life will take place
- Convey the details of the design for the clients' understanding

2 - Design Development: This is when the project expands into two directions: interior details and exterior elements.

- Interior details include interior elevations, views of all the major rooms, design of highly-detailed spaces (such as entry hall, stair, kitchen, library and bathrooms), and ceiling details.
- Exterior details may include window selection and details, exterior cornices and trim, porch details and columns.
- Additional work includes further development of the site and building permit application.

3 – Construction Documents Contains additional information that is not required for pricing, but will be needed during construction:

- Includes specs indicating materials to be used
- Includes selections for windows, plumbing fixtures, lighting, etc.
- Includes expectations for the quality of the project

4 – Building Permit Set

- Requirements for the permit process are added to the Planning and Zoning set
- Includes structural drawings prepared by an engineer
- Includes information regarding the health and safety of the building



BIDDING & NEGOTIATION

Regardless of whether Wadia Construction or another contractor is to build the project, it's essential to get multiple bids to ensure competitive pricing and confirm the subs full understanding of the job. Wadia Associates will shepherd the design through this phase.

- Bidding process must be as transparent as possible, so it is clear where costs are allocated and what profit and overhead is being added to the project.
- The lowest bidder is not always the best choice and other qualifications, including past performance and the subcontractor's experience with similar work is important to be taken into account when making a selection.
- We request bids should to come back in a uniform format, so it is easier to compare apples to apples.
- Unit prices should be specified for items where the exact quantity of work is not fixed or for items, such as electrical work, where additions or adjustments may be made during construction.
- Any allowance for unselected items should be based on past purchases from similar projects.
- For builders we are unfamiliar with, Wadia Associates will vet the bidders for you by contacting references and looking at their past work and will review the bids to evaluate them against each other.
- Where Wadia Construction is bidding competitively against other builders, the bids will be sent directly to the client so the process is fair to all parties.



CONSTRUCTION ADMINISTRATION

Construction Administration: Our job is not over once the design is complete. Wadia Associates typically allocates 20% of our time for construction administration. We will

- Conduct regular site visits and will be available throughout the construction process.
- Review submissions, answer questions, provide any clarifications and help you make final selections.
- Review all requests for payment to confirm they are proportionate to the work accomplished.
- Always endeavor to respond to any questions immediately.
- We will observe the work to determine its general conformity to the design drawings and the general quality of construction, while on site.

Drawings

We will develop four different sets of drawings. Wadia Associates uses a fast-track method of focusing on the information that is needed at each stage of the project that keeps the work flowing while avoiding the risk of going too far without the appropriate approvals and estimating checks.

- Schematic Design Set
 - Floor plans
 - Elevations
 - Site plan
- Planning and Zoning Set
 - Zoning-related information is added to the Schematic Design set
 - Includes a zoning map overlay
 - Includes civil engineering drawings
- Building Permit Set
 - Requirements for the permit process are added to the Planning and Zoning set
 - Includes structural drawings prepared by an engineer
 - Includes information regarding the health and safety of the building
- Bid Set
 - Very thorough set of drawings used to obtain accurate prices/estimates from contractors
- Construction Documents
 - Contain additional information that is not required for pricing, but will be needed during construction:
 - Include specs indicating materials to be used
 - Include selections for windows, plumbing fixtures, lighting, etc.
 - Include expectations for the quality of the project
- Shop Drawings
 - Drawings that provide subcontractor with details of how specific elements are assembled such as windows, cabinets, stairs, handrails, steel or trusses, stone detailing and plaster
 - An essential and often misunderstood part of the construction process
 - Can be useful, particularly when it comes to cabinetry, as a way to give you a last look at the design before it goes into production

Estimated Costs

No one should embark on the process of designing a home without an idea of what the costs will be and what will affect them as the process unfolds. Wadia Associates will provide estimates at more than one stage of the process, each providing a greater level of accuracy.

- First: Initially, estimates will focus on the area of the finished space in the first and second floor, since that is generally what gets designed first. Costs will be based on square footage and relative quality of materials to be specified.
- Next: Cost of sitework, landscaping, and secondary spaces such as porches or finished basements or attics will be layered on. Each of these spaces will also receive their own cost per square foot based on the level of finish of each space.
- Then: As the drawings progress further, particularly where you may be considering using Wadia Construction to build your home, we can provide a very detailed line item estimate. Because of our construction expertise and experience, these costs will come at an earlier stage than others builders and with more accuracy than another architect can provide.

The cost of a project is influenced by many factors including whether it's a new home or a renovation, its size and complexity, and the materials it's made from. Wadia will point you toward selections that give you the best value and will value engineer the project if necessary.