



Ardenix Design Group, inc.

ADG Phases of Design & Construction

- **Schematic Design:** An initial design scheme that seeks to define the general scope and conceptual design of the project including scale and relationships between building components. At the end of the schematic design phase the architect will present some very rough sketches to the owner for approval. These sketches will provide the owner with the opportunity to verify that ADG has correctly interpreted the client's desired functional relationships between various activities. The sketches will also provide the client with a general indication of the exterior design dialogue.
- **Design Development:** A stage subsequent to schematic design where the schematic design decisions are worked out in greater detail. A clear and coordinated description of all aspects including Design, Mechanical, Plumbing, Electrical and Fire Protection Systems can be worked out providing a basis for the preparation of construction documents. At the end of the design development phase ADG will provide the client with drafted to-scale drawings that will illustrate the project as it would look when it's constructed. These drawings will very specifically define the site plan, floor plans and exterior elevations. It is important that the client provide input to ADG at this time as the design development drawings are used as the basis for the permit drawings and preliminary cost estimates in building a home.
- **Permit Drawings:** Documents that set forth the detailed requirements for the construction of a building project. They consist of Drawings and Specifications provided by the contractor. Permit drawings are only the illustrative component of construction documents, whereas Specifications are written requirements pertaining to building materials, equipment, and construction systems that outline the standards to be met in the construction of a project. When the permit drawings are complete the client will have sufficient information to secure contractor bids and obtain the required permits. The permit drawings are all necessary if the client hopes to have the contractor build the project as it has been conceived by the owner and architect.
- **Construction Administration:** A process wherein a construction Manager, acts in the capacity of an agent of the owner, overseeing construction to ensure conformity to construction drawings, specifications, and standards. ADG does not offer this service.