



### **WHY WORK WITH AN ARCHITECT?**

Architects are the only building professionals specifically qualified to design buildings. An architect's education and training, which extends over a 10 year period, features not only design but include all other aspects affecting the creation or alteration of a building.

An architect is able to manage the building project from concept to reality, contributing creative qualities which lift any project out of the ordinary.

### **HOW MUCH IS AN ARCHITECT'S FEE?**

Architect's fees can be based on a percentage of the total construction cost, on time expended, or a fixed price based on the difficulty and intricacy of the work. You can select all or part of an architect's services, from an initial design discussion through to the final delivery of the project on site.

### **WHAT VALUE DOES AN ARCHITECT ADD?**

An architect can maximize space, suggest cost effective or alternative solutions, new uses for old, energy conscious designs, and make sure you find the right builder at the right price-all skills which add value to the original concept through the final solution.

### **WE PROVIDE CONSISTENT QUALITY AND UNIQUE SOLUTIONS**

We consistently please even the most demanding clients because we do not apply a rigid design solution or superimpose our own "style" on any project. We customize each design to the needs of the owners and site, so that every project looks and feels quite different, as individual as each client.

### **WE PROVIDE MORE FOR YOUR MONEY**

We solve the big problems first and take our design concepts further than most other architects. Our design process is streamlined to begin with a full assessment our clients' needs and desires, and then move to incorporating innovative systems and techniques. Our drawing sets also elicit consistent praise from builders for their clarity, completeness, and accuracy. Our involvement during construction helps to keep things running smoothly.

### **WE'RE UP-FRONT**

We give our clients detailed proposals that lay out what to expect and explain options that affect the level of service that we will be providing along with the costs associated with each of these options.

### **WE'RE PERSONABLE**

People enjoy working with us, whether our clients or the people building our designs. We strive to be good listeners and to support a harmonious working team.

### **WE'RE FLEXIBLE**

Our mission is to provide the highest quality design service possible. We therefore tailor the scope of our services to what is appropriate for each project.

po box 9933  
greenville sc  
29604-9933

864 242 2884  
craftarchitecture.com



## **The Design Process encompasses the following phases:**

### **Design Phase**

#### *Predesign/Schematic Design*

Schematic Design is the conceptual brainstorming and exploration phase. It begins with concept diagrams and sketches. During this phase we will determine the general layout, form and overall appearance of the house, thus defining the Scope of the project. Sketches are prepared to help evaluate the ideas and concepts and set the final direction for the design.

#### *Design Development*

In the Design Development phase, the size, layout and character of the home and site are refined. Plans and elevations are further developed. At the end of this phase, 80 to 90 percent of the design work will be complete. Approval of drawings at the end of this phase is required to move forward with the Construction Documents. Further refinement of the plans is expected, however, changes to the arrangement or placement of rooms or additional rooms or spaces after this stage will cause a delay in the design process and may be subject to renegotiation of the design fees. Upon completion of this phase we can work with you and your contractor to establish the construction scope, verify the budget and formulate a schedule.

#### *Construction Documentation*

Construction Documentation is the phase where the design is translated into the technical language of the contractor. Working drawings (blueprints) will be prepared which define in detail all of the materials that are to be incorporated into the house, where they are to be located and how they are to be installed. Although this phase is primarily intended for working out the technical aspects of the project, the design continues to be refined. Assistance with built-in material selections, appliances, plumbing fixtures and lighting can be provided. While this is not actual interior design services, making these selections early will allow the contractor to provide a highly accurate price.

#### *Construction Administration Phase*

We can prepare and distribute sets of drawings, answer contractor questions, interpret the documents and prepare addenda (revisions to the original drawings). We can analyze the results of your contractor's estimate and assist you and your counsel in preparing the contract with your selected General Contractor.

### **Construction Phase**

The final phase of the process is the construction. In this phase we can regularly review the progress of the work and facilitate any changes that may be required. Assistance with the final selections of finishes and fixtures can be provided. Upon completion of this phase, we can review the work on the project to ensure that it is completed to your satisfaction, in accordance with the contract documents and is ready for use.

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