

Designing a New Home

1. What services are typically provided by Altura Architects when engaged to design a residence?

Pre-design (Deciding what to build)

- Identify both the opportunities and constraints of the site (or multiple sites)
- Listen to the Owners' ideas and expectations for their new home
- Prepare a "program" for the house/site that describes desired types and sizes of rooms as well as the preferred relationships between individual rooms and the outdoors
- Develop a preliminary project budget

Schematic Design (Developing the Concept)

- Prepare initial design schemes or concepts via drawings and/or models
- Refine the design until the Owners approve a design concept
- Update the budget

Design Development (Refining the Design)

- Refine the approved schematic design until a final design is approved
- Add detail to the approved design
- Update the budget

Construction Documents (Drawings and Specifications)

- Prepare detailed Drawings and Specifications that describe the project and are referenced in the contract between the Owner and Contractor for the construction of the house

Construction Procurement (Hiring the Contractor)

- Assist Owner in selecting the Contractor and negotiating a construction contract through either a bidding or negotiation process

Construction Contract Administration (Observation during Construction)

- Oversee the construction work for conformance to Construction Documents
- Process the Contractor's shop drawings, product data, samples and pay requests
- Handle requests for changes during construction and administer project close-out

2. Do all residences include the services above?

Most do. However, we can adjust our services (and fees) to meet the Owners' particular requirements.

3. What project characteristics produce the best home?

- Attentive listening, clear communications and teamwork by all parties
- The Architect gets to know the Owner(s) and understands how they live
- Owner approval of each phase of work prior to proceeding
- "Living" with the home's design as it unfolds—taking time to process and understand the plans

4. Who is on the 'team' when designing and building a home with Altura Architects?

The Owners, the Architect and a Contractor. Affiliated design professionals, such as an Interior Designer and a Landscape Architect, are also often involved in creating a residence.

5. How are your fees determined?

Our fees are negotiated according to our role and level of service. We can structure our fee as a fixed amount, percentage of construction cost, or hourly rates, based on the Owners' needs. The house size, location, level of finish and other design factors affect our fees.