



Lexington, SC 29073

Ph: 570-872-7974

c.pellington@pellicondesignbuild.com

www.pellicondesignbuild.com

Design Process

Every project will follow this standard timeline to ensure completion of accurate, and complete blueprints. While the heart of what I do is custom designs, every project still follows the same basic drafting outline. This is a measure to ensure that your design is thorough, complete, and accurate.

PHASE I – Listening to your wants, needs, and desires.

After you have chosen Pellicon to be your home designer we will discuss all of your thoughts. What are your needs? What architectural style do you favor? What are you looking to accomplish with this project? Together we will develop a concrete set of project requirements that can be used to further your design.

Initial meeting (free consultation)- approx. 2 hrs

- *Primary objective: create a list of project deliverables based on your needs, wants, and desires.*

Highlights:

- determine square footage
- determine drafting timeline based on desired construction start
- receive and begin to complete Specifications sheet

PROPOSAL

- review the deliverables list
- Upon proposal acceptance a 1/3 payment is due.

PHASE II - Concept Design

Once we have established the project requirements the real excitement begins! I will compile all of our notes and design ideas and create 1-3 concept sketches for your project. You will have the opportunity to review your concepts before we move on to phase III. Once completed, these drawings can be used for bidding purposes by builders and contractors.

Design meeting #2 - approx. 2 hrs.

- *Primary objective: determine the acceptance of (1) concept design to be used as a base for the construction documents.*

CUSTOM ARCHITECTURAL DRAFTING & DESIGN
~FOR PROJECTS OF ALL SIZES~

Key points of discussion

- room sizes
- functionality
- window & door sizes and placement
- exterior facade

Reflect on our design meeting and email and additional comments prior to design review meeting #2

Continue to complete specification sheet

Design development

Once you approve your concept design I will take your drawings to the next stage. Dimensioning, notation, and detailing will be added to ensure that the plans include everything that will be needed to permit, approve, and construct the project. Once completed, you will have a chance to review the final CD's for approval.

Taking your comments, suggestions, and revisions I will edit the concept design accordingly. Dimensioning and notations will be added

- Site plan will be developed (if applicable)
- Construction details will be created
- electronic correspondence will be utilized

PHASE III - Construction Documents (CD's)

Design meeting #3 - approx. 2 hrs

- Discuss any revisions made to the plan
- Review the entire set of Construction documents
- Review completed specifications sheet

All Construction Documents (CDs) include:

- complete architectural floor plans
- building elevations
- building sections
- construction details required for project construction.

The CDs will also include:

- code compliant electrical layouts
- a plumbing riser diagram
- storm water management documentation (if required by agency)
- An architectural site plan will also be included and established by a certified plot plan, provided by the homeowner, measuring building and utility locations.

Drafting and design services include:

- all design time associated with the creation of the preliminary plan and construction documents
- three (3) two (2) hour meeting with the homeowner
- unlimited electronic file transmissions
- five (5) sets of 22x34 print sets.
- permit processing (additional fee applies)

The Homeowner shall furnish consulting services not provided by the Designer, but required for the Project, such as surveying, which shall include property boundaries, topography, utilities, and wetlands information; geotechnical engineering; and environmental testing services. The Homeowner shall employ a Contractor, experienced in the type of Project to be constructed, to perform the construction work and to provide construction price information.

All Plans will be "Permit ready" complying with the current International Residential Building Codes. Pellicon can also handle all of your building permit needs saving you time and ensuring that your project approvals are seamlessly included in your construction schedule.

I appreciate the opportunity to become your home design partner. Please contact me with any further questions or if you require additional information.

Kindly,



Carl F. Pellington
President

Ph: 570-872-7974
E: c.pellington@pellicondesignbuild.com

WWW.PELLICONDESIGNBUILD.COM



CUSTOM ARCHITECTURAL DRAFTING & DESIGN
~FOR PROJECTS OF ALL SIZES~