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# Architectural Design Phases



# **Pre-Design**

An information gathering phase that will be the foundation for the design phases to follow. The main goal is to learn everything possible about our client's goals and space requirements.

# Schematic Design

Begin the process of translating the program into a building design. This is where we start exploring design concepts, testing options and getting a general idea of the "look and feel".

# **Design Development**

The initial concepts are refined and developed into more detailed plans. Architects work closely with clients and other stakeholders to address functional, spatial, and technical requirements.

# **Construction Documents**

The design documents are developed into a precise and thorough set of Construction Documents containing all of the information necessary to communicate the design for a General Contractor to build the project

# **Building Permits**

The Construction Documents along will all necessary forms and applications are submitted to the Authority Having Jurisdiction for plan review and permit issuance.

# **Bidding and Negotiations**

Soliciting bids from construction contractors and selecting the most suitable one based on cost, gualifications, and other criteria. Ensuring mutual understanding of expectations and scope of work.

#### **Construction Administration**

Construction Oversight, the Architect's role is advisor to the owner. We visit the job site regularly to proactively handle potential conflicts in construction.

# What's Involved?

- Background research about site & location.
- Survey of existing conditions.
- Zoning & land use requirements.
- Confirm project feasibility and programing.

#### What's Involved?

- Sketches to test ideas, concepts.
- Client feedback and refinements.
- Preliminary floor plans with proposed rough measurements, square footage and materials.

#### What's Involved?

- Significant advancement and further refinement of the designs.
- Structural and MEP Engineers coordinations.
- Client can initiate preliminary cost estimating.
- NO CHANGES PAST THIS PHASE

#### What's Involved?

- . Final client decisions on materials and finishes.
- . Final Coordination with engineers.
- Final construction details produced.

#### What's Involved?

- Building / Land Use and Energy Code compliance checklists and forms.
- Historic district and community design reviews.
- Monitor review progress and provide additional info as required by code enforcement officials

# What's Involved?

- Issue drawings and specifications to bidding contractors.
- Answer questions from bidders and issue formal clarifications if necessary.
- Review and compare bids and advise owner.

#### What's Involved?

- Regular Owner / Architect / Contractor (OAC) Meetings
- Review pay application and shop drawings submitted by builder.
- Identify any misalignment between what is constructed and what was designed.



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