



125 NORTH MARION ST. #204
OAK PARK, ILLINOIS 60301
PHONE: 708.386.9695
FAX: 708.575.8878

PROFESSIONAL RESIDENTIAL SERVICES SUMMARY

The following is a summary of services provided by WDN Architecture, LLC for typical single family residential remodelings, restorations and new construction. Although every project has it's own unique set of complex issues and solutions, this summary is intended to provide prospective clients with an overview of the architectural phases and services required to ensure a truly distinct and successful project. Please do not hesitate to call us if you have any questions or would like to arrange a time to meet.

DESIGN PHASE

Site Analysis

WDN Architecture will visit the site and provide measured drawings of existing conditions for use in determining design options. A site analysis will also be provided in order to review and identify existing site conditions, parameters, attributes, design guidelines, constraints, setbacks, easements and other related site issues.

Programming

WDN Architecture will then work with the Owner to obtain detailed project requirements and budget parameters. We will confirm the owner's functional and aesthetic goals. The number, type and size of rooms will be discussed along with items such as the relationship of the home to the site, the home's fit to your lifestyle, the look and feel of the home and the experience of the rooms within. From this a detailed program will be identified.

Schematic Design and Development

After the Owner's program has been established, WDN Architecture will proceed with Schematic Design and Development. This phase of the project will define all the components of the project. We will seek to combine the program issues and present them in the form of schematic sketches to the Owner. We may also provide 3-dimensional renderings or make models to help the Owner visualize the design options. Through a series of meetings, the architect will revise and refine these options until a design solution is agreed upon.

WDN ARCHITECTURE

CONSTRUCTION PHASE

Construction Documents

Upon approval of the Design Phase of the project, WDN Architecture will proceed to the production of the Construction Documents. These are the final, highly detailed project drawings and specifications that the Owner's contractor will use to bid and build the project. All building components, materials and finishes will be finalized and documented to fully describe all interior and exterior aspects of the building design. Technical and jurisdictional requirements will be reviewed and engineering (structural, mechanical, electrical) services will be procured if needed. The documents may include but are not limited to: site plan, floor plans, exterior and interior elevations, building and wall sections, typical and special details, product and finish schedules, structural drawings and mechanical / plumbing / electrical plans and diagrams. The level of detail and quality of these documents are directly related to a successful construction process.

Building Permit

The completed Construction Documents will be used for submittal to the local building department for permit review. WDN Architecture will respond to any comments and revise drawings as necessary to obtain final approval.

Bidding and Negotiations

WDN Architecture will assist the Owner in the bidding and negotiations phase of the project. As required, we will assist in the Owner in obtaining competitive or negotiated bids. We will prepare documents to receive bids, schedule and coordinate pre-bid meetings with prospective contractors, review bids, and assist in the bid analysis. However, the final contractor choice will be up to the Owner.

Construction Observation

After the design and documentation is complete and the contractor selected, WDN Architecture will provide Construction Observation. This service includes making regular site visits as a representative of the Owner. These visits will ensure that the project's design intent is being followed and that any discrepancies or unforeseen conditions are reviewed and properly corrected. Also included in this phase will be review and approval of manufacturer's shop drawings and samples, review of change order proposals, and assistance with final project close-out activities.