

Habitat Studio & Workshop Ltd Design Process Diagram

CLIENT TASKS

HABITAT TASKS

Client requested revisions

Client requested revisions

Client requested revisions

Client requested revisions

Start: design proposal accepted and Client receives design binder

Client works on Stage 1 of binder

Conceptual design begins:Habitat reviews binder and prepares/revises outline design program

client reviews and evaluates design program in terms of needs, wishes, size and broad budgetary considerations

DESIGN PROGRAM ACCEPTED

Habitat starts/revises conceptual design of house as a whole including floor plans, elevations and siting on the lot

Client reviews and evaluates design

NO MAJOR CHANGES, DESIGN ACCEPTED

Habitat prepares/revises preliminary budget based on conceptual design sketch drawings

Client reviews and evaluates in terms of financial considerations and materials proposed in budget

CONCEPTUAL DESIGN AND PRELIMINARY BUDGET ACCEPTED

If accepted design does not comply with city bylaws, Habitat applies for a variance

Habitat starts/revises detailed design and construction drawings including conceptual detail design of significant interior components

Client works on Stage 2 of binder including selections of finishing materials

Client periodically reviews drawings as they progress, is introduced to construction manager in later stages

If accepted design complies with city bylaws, Habitat applies for permits

Habitat starts obtaining quotations from major trades and suppliers for the first half of construction

Habitat revises budget to be used for contract, taking into account client selections, trade quotations and updated unit costs

Client reviews and evaluates budget

DESIGN, CONSTRUCTION DRAWINGS, BUDGET ACCEPTED

Sign construction management contract and construction begins

