

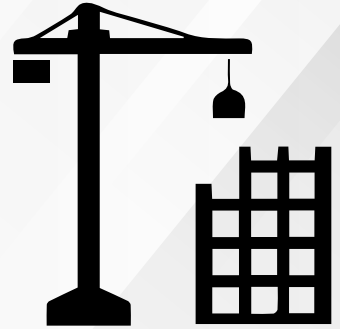


DESIGN PROCESS

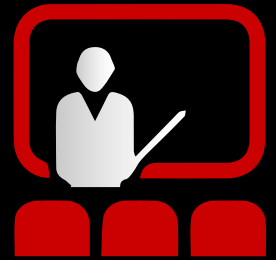
Our goal is to offer a variety of residential & light commercial design & drafting services to homeowners and business owners. Since most individuals interested in hiring a designer are unfamiliar with the architectural process, we have compiled this brief pamphlet to assist you and the fee to be expected for our services.

INTRODUCTION

Because we all live in houses and work in buildings of one sort or another, it is often not appreciated just how many decisions have to be made before a house, an addition, remodeling or commercial building can be built. Someone at sometime during the design or construction has to think everything through in order for the house or building to be weather-tight and structurally sound, as well as aesthetically pleasing.



We trained through schooling and experience to do just this. We have worked with a variety of clients, in various capacities, and have come to realize that our skills can be of value to almost any homeowner or business wanting to make some improvements, or build new. Whatever the level of service you choose, it is enormously important to identify a competent builder. Then designer, builder and client must develop a relationship of trust and respect for the expertise and knowledge each brings to the project.



Obviously, the greater the amount of detail included in the drawings, the clearer the procedure for construction will be. Without detail, your builder will utilize standard practices and finishes to perform the work. If you want something other than standard practice, it must be called out in the drawings.

The drawings become the most important legal document in assuring that the house, remodel or building is built the way you want it, so the more detail contained in the drawings the more control you have over the end product. Thus the decisions of who to give the responsibility of drawing the construction documents to, and how much detailing to request, are extremely important ones.



The whole process can take anywhere from a couple months up to one year to get a complete set of drawings, this doesn't suggest work on the project is a constant activity, it depends on the needs and requirements of the design, there may be periods of no work on the drawings, due to administrative tasks, drawing reviews at the permitting office, evaluation of ideas by the Client, Client vacations, and the timeliness of responses to questions, concepts and meeting requests made by the designer to the client.



THE STEPS TO DESIGNING A HOME OR BUILDING*

STEP 01

THE INITIAL CONSULTATION

At this first meeting we will discuss all your thoughts in relation to the design of your building or home. Development of beginning size, types of spaces, how you anticipate these spaces will feel, etc. Also, to see if working with us is a good fit. As well as, service fees and what they include will be discussed at this time. A contract could be signed at this time or left with you for your consideration. Once we have a signed contract and retainer, we move into coordination & collaboration of the following steps.



SITE ANALYSIS *(1 DAY ON AVERAGE)*

We will analyze/visit your site in-person and discuss with you the opportunities, challenges and restrictions of your property. We also measure and note existing conditions, buildings and elements of your site. This portion of the service is valuable, as we can discuss issues such as sun orientation versus street face versus outside living and how these factors affect greatly on the quality of living for that particular property. The analysis will also consider such things as wind direction, tree shadowing and many other factors that seem to go unnoticed in the design process.



STEP 02

STEP 03

INITIAL DESIGN *(DISCUSSED & COLLABORATED WITH CLIENT)*

The Initial Design process is where sketch design drawings are produced and discussed with you prior to developing the design. The drawings produced at this stage are minimal but should include all floor plans and elevations or a three dimensional rendering of the proposed building. The amount of time expected to have a concept ready will be discussed as project size and scope varies.



DEVELOPED DESIGN *(8+ WEEKS ON AVERAGE, CLIENT DRIVEN)*

As the Client, you are in control of this step. This stage, your ideas are developed into a house or building you should be very happy with - if not we will collaborate to discuss further changes with your design. Once you are happy with the design, your drawings will be developed to working drawings that will have loads of information on them, including notes and dimensions.



STEP 04

STEP 05

WORKING DRAWINGS *(4-8+ WEEKS)*

The Initial Design process is where sketch design drawings are produced and discussed with you prior to developing the design. The drawings produced at this stage are minimal but should include all floor plans and elevations or a three dimensional rendering of the proposed building. The amount of time expected to have a concept ready will be discussed as project size and scope varies.



**This is not a comprehensive step-by-step. This is only to give a general idea of what to expect at the different stages of the process when meeting and working with us.*

FEES

AT MOPO DESIGN STUDIO, LLC. WE CHOOSE TO OPERATE UNDER:

Not to Exceed.

This option we provide a fixed overall cost quote we believe will meet all project needs based upon client discussions and site visit. This will include an agreed upon number of revisions, construction coordination & administrative tasks (ie. Working with the City/County; site visits/travel(75 mile radius from MOPO Offices); meetings, etc.)



SUMMARY

As experienced designers and draftspersons we are very aware of how important a house or building is to its owners, what enormous emotional energy is lavished upon it, and how unnerving it is to be at the mercy of others in the shaping or reshaping of that home or building. With this in mind we have developed our services to avoid as much of that discomfort as possible. Not only are we versed in building design but we also understand the importance of communication and have a passion for architecture. We feel that our ability to deliver a quality service to clients is sometimes hampered by a lack of understanding of what we do and what effect our services have on the final product- the house, remodel or building. It is our hope that this information has helped to clarify the value of that service for you and that you will give us the opportunity to help you with your dreams for a home or building, existing or new.

WE LOOK FORWARD TO HEARING FROM YOU &

THANK YOU
FOR CONSIDERING MOPO DESIGN STUDIO.

DOUG EAGLEBEAR



doug.mopodesign@gmail.com



503.475.3911



www.mopodesignstudio.com