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Ekocite's Four-Step Approach and Service Listing for Design

The art of bringing ideas to life.

Bringing your ideas to life. That's what we do at Ekocite. To do this efficiently for our clients, we have created a four-step approach that goes from a site plan review to architectural sketches to fully developed construction drawings ready for bid.

To make this as easy as we can, we work directly with you through each of the steps. Below are brief explanations completed during each step to help explain our process further.

Step 1: Predesign & Architectural Proposal

We aim to understand what a client is looking to achieve. This is where ideas are brought forward by everyone involved, allowing for the creativity to flow. There are two parts to this step: Predesign and the Architectural Proposal.

Predesign:

In Predesign, Ekocite meets with prospective clients to understand their ideas, needs, and project requirements. This is called the "program". During this we will:

- ❖ Do a walkthrough of the land or current structure.
- ❖ Conduct a preliminary review of zoning ordinances.

Architectural Proposal:

Once the Predesign work is completed, Ekocite will develop your proposal from the requirements gathered. In the Architectural Proposal, we:

- ❖ Define scope of work.
- ❖ Provide an architectural cost proposal to a prospective client for review.
- ❖ Gain client approval to proceed.

Step 2: Architectural Design Services

Once an architectural proposal is accepted, the most interesting piece of the project begins: the design. Here Ekocite fully documents the site and finalizes the review of all zoning requirements for the project. This includes:

Site Documentation:

- ❖ Taking measurements.
- ❖ Photographing the surrounding area or building.
- ❖ Finalizing the zoning ordinance review.

Schematics & Design Development:

The schematics and design development work begins when the site documentation is completed. First we do a series of sketches, kind of like architectural doodles, to look at concepts and ideas on paper.

From there, a more detailed sketch occurs, still just freehand and not to scale, to show the ideas and concepts more in-depth on paper. It's here when the structural form is developed.

We then test the free hand sketches by putting them into hardline drawings, with true-to-scale dimensions. However, these are only concept drawings at this point. Just lines.

There are no construction notes or dimensions added, but rather these are meant to explain and show ideas to the client that are now drawn to scale and within the site plan requirements. During this phase, it is very easy and inexpensive to move elements of a drawing around to ensure our clients are satisfied.

Once the design drawings and schematics are reviewed with the client and approved, the program moves into the third step.

Step 3: Architectural Construction Documents

Once a client has approved the schematics and design drawings, Ekocite will then add the specific dimensions and other information required for construction. When done, the schematics and design drawings are ready for bid. During this step, we do the following:

Design Development

- ❖ The schematic design drawings evolve by defining the building's structure and materials, and then reviewed with the client.

Construction Drawings

- ❖ Prepare complete working drawings of the building.
- ❖ The construction drawings are bid and permit ready upon completion.

Step 4: Project Delivery:

The last step of the process is to work with a contractor to begin the construction. This is done in one of two ways: either through a Design & Build approach or a Bid approach.

The Design & Build Approach

This approach is where Ekocite works with its preferred contractor so the building or remodeling process can be streamlined. We work directly with the contractor from the beginning and throughout the entire project.

Clients also have the option of identifying and using their own contractor for this approach. However, the contractor will need to be involved at the beginning and during the design process.

The Bid Approach

The second approach is to obtain three separate construction bids based on the completed schematics and design drawings. However, unlike the Design & Build approach, implementing the Bid approach is only done at the very end when the schematics and design drawings are completed. Ekocite is available for questions as bids are developed.

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