

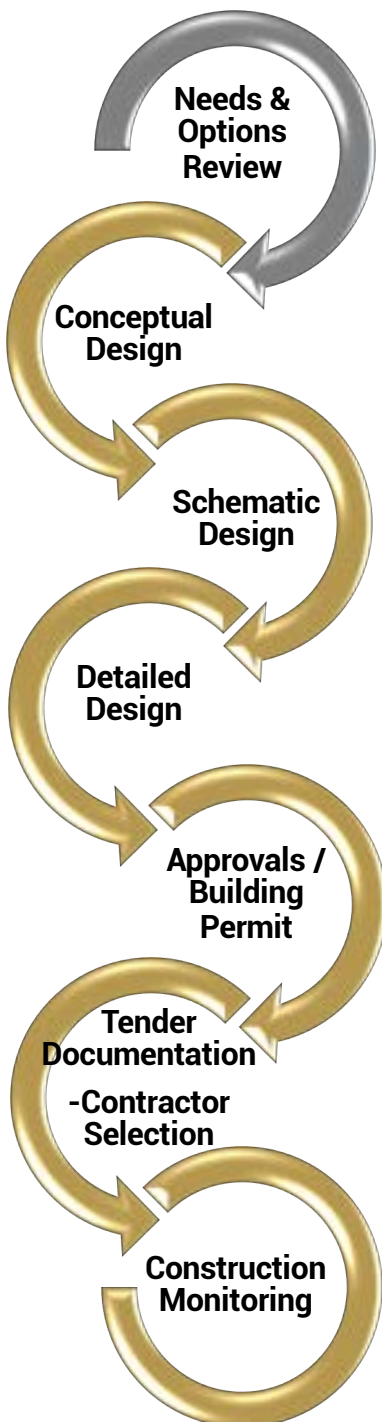


CLAUDIO
MODOLA
DESIGN



HOW TO START YOUR LUXURY HOME PROJECT

BEST PRACTICE PROCEDURE TO FOLLOW WHEN DESIGNING A HIGH END PROPERTY



Produce an outline brief detailing objectives, lifestyle preferences, room requirements, size, preferred look and feel for the property.

Obtain a professional pre-design feasibility study on your project outlining environmental / climatic considerations, topography, ideal orientation, advantages and limitations of the site.

Understand any authority / developer regulations that may effect your project. Obtain preliminary estimates for initial budget calculations.

Define the overall layout of the site inclusive of position of project buildings, pools, parking and landscaped areas. Produce conceptual floor plans of project buildings illustrating the interaction of rooms and flow around the property. Define the appearance and key features of the property through computer generated 3D images.

Prepare the fundamental architectural drawing package in order that the design may be developed and coordinated with other design consultants e.g. structural, m & e engineers, interior designer etc. to ensure a fully defined and integrated design.

Produce complete set of fully coordinated multi discipline detail drawings with specifications for unequivocal translation of the final design by the building contractor.

Obtain all necessary Authority approvals and any developer required approvals in order to acquire the building permit authorizing construction to begin.

Prepare the BoQ and tender documentation package, pre select suitable contractors on the base of experience and completed portfolio, initiate the tender process with shortlisted contractors in order to select most suitable construction partner.

Monitor progress and quality of construction work on site, respond to contractor queries, produce snag lists for rectification prior to client handover etc.

Don't risk getting your project off to the wrong start
Assess your options BEFORE embarking on design.
If you need help with a project or would like to book a
NEEDS & OPTIONS REVIEW-email us on
options@claudiomodola.com or call +254 703 114 314