

## Schedule of Residential Design Business Affairs

Ver.060101MARIO DEL MARE

Phase	Summary	Schedule
<b>1</b> ↓	The First Consultation Proceeding with the new construction plan which agrees with the case of the client, and giving advice. (As a general rule, we request the first consultation to be arranged on either the first or third saturday.)	
<b>2</b> ↓	Pre-design Consulting Responding to any necessities, and proceeding with the pre-design consulting business affairs (life design, site selection, advising etc). Details will follow the attached data.	Within 1 year ↓
<b>3</b> ↓	Design Contract	
	※With regard to design start time During the stage of contract, depending on the circumstance regarding the number of incoming order items in the office, we sometimes wait for the plan design commencement. During this time, the schedule may be discussed.	About 2 months ↓
<b>4</b> ↓	Plan Design The plan design is the first stage of design. A basic plan is proposed through a series of images and massing models based on the client's requests and building regulations.	2-3 months ↓
<b>5</b> ↓	Basic Design On the basis of the plan design, we to listen any further requests of the client, and in addition to technical examination, we also do the detailed planning. We also prepare a design foundation book with construction summary charts, finish schedules, ground plan, elevations, cross section diagrams, area charts etc. At the end of the fundamental design, every room finish, every window size and location, every form of receipt shelf and other details are settled.	2-3 months ↓
<b>6</b> ↓	Design Execution •Details on the basis of the design foundation are examined in order to direct the builder accurately. Afterwards, a set of verification application documents (design plans, structural plans, equipment plans) is prepared	3-4 months ↓
<b>7</b> ↓	Estimate An estimate of the construction is requested to operation traders of several corporations. After the negotiation, the construction trader is selected, and the contract is made.	1 month ↓
<b>8</b> ↓	Construction Start・Supervision The design intention is reported to the operation trader, and the construction plans, shop drawings and the like are checked. We take charge of the design supervision of the whole construction, arranging site visits periodically.	8-12 months ↓
<b>9</b>	Completion Manufacture inspection and delivery.	

※ A standard period of concern. If there is a change in circumstance, please consent beforehand.

### OPTION

<ul style="list-style-type: none"> <li>•Interior coordination (FFE design)・・・ In order to do a total design, a selection of items, from sofas to accessories, are proposed.</li> <li>•Custom made interior designs of kitchens, furnitures, sound proof studios etc.</li> <li>•Landscape design(planting, outside groove etc.)</li> </ul>
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