

# LEEGER ARCHITECTURE

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## PHILOSOPHY OF PROCESS

Whether planning a full estate or remodeling your existing residence, home should be a haven; a place to retreat from the world, or invite the world, or reflect on your place in the world. And the process of creating it should be one of excitement and joy.

There is a lot involved in turning dreams into an architectural reality. Approaching the process as just that – a process, where each step builds upon the foundation of the previous step, allows all involved to achieve a successful outcome.

Kit Leeger defines successful projects as those that the client delights in, one that navigates the process with minimal turbulence, and results in strengthened relationships.

Kit Leeger's philosophy of collaboration has earned her the highest regard with clients, contractors and consultants alike. Her ultimate goal is exceed her client's dreams. To meet that goal she works with the highest quality consultants and artisans.

Philosophy of "Green": Ninety percent of sustainability is inherent in Leeger Architecture's high quality design. Kit has been designing and implementing sustainable, durable, high-efficiency, health- conscience systems and other "green" concepts for multiple decades. That said, partnering with clients, consultants and contractors who understand, and support, the process provides increase levels of success. Establishing those priorities are part of the Programming process.



## SERVICES

There is no place more personal than one's home. Kit provides the personalized service and client-oriented designs that meet the needs of the most discerning client.

Custom homes require custom service, services appropriate for each clients' individual needs.

Leeger Architecture engages in any or all of the following:

### PRE-DESIGN PHASE

- Project Programming
  - Collaborate with clients to develop objectives and goals, including budgets and schedules.
- Site Research and Evaluation
  - Building code analysis
  - Zoning requirements such as setbacks, height limits, overlay zones, allowable floor area
  - Compare and contrast multiple building sites or properties
  - Analysis view and solar orientations
  - As-built drawings for remodel projects
  - Engage survey and soils consultants as needed

## **SCHEMATIC DESIGN PHASE**

- Diagrammatic Floor Plan studies to explore alternative design solutions
- Sketches and Images are used to define the style or materials desired
- 3-D modeling (CAD or physical) to convey massing, roof lines, and site context as needed
- Diagrammatic Plans, Elevations and Sections compiling desired solutions, styles and code parameters
- Preliminary reviews with governing jurisdictions for compliance and approval potential

## **DESIGN DEVELOPMENT PHASE**

- Develop and refine Schematic Design
  - Interior Elevations
  - Enlarged Kitchen and Bath plans and elevations
  - Stair and Railing Designs
  - Details
- Review and refine budget
- Develop Outline Specifications
- Build and lead the appropriate Design Team
  - Interior Designer – beyond the architectural spaces, finds the furniture, soft goods, and colors that integrate the Clients' passions into the everyday interaction
  - Landscape Designer – the opportunity to enjoy outdoor living spaces is enhanced by appropriate planning of plants, water features and seasonal change
  - Lighting Designer – where art and ambience accent architectural spaces, and efficiencies and function merge
  - Contractor – the sooner a Contractor is selected and engaged in the process, the better they can advise regarding pricing and building methodology. The better a Contractor understands the design, the more likely budgets and time schedules can be met
- Initiate system designs
  - Structural
  - Mechanical
  - Integrated technology
- Further development of the design integrating the synergistic input of the design team

## **PRE-PRICING & DISCRETIONARY PERMIT PHASE**

- Submit plans to discretionary governing jurisdictions
  - Community Review Boards
  - Planning Department
  - Coastal commission
- Community meetings and presentations
  - Neighbors
  - Community, Planning, or Coastal Review Boards hearings
- Contractor to review plans and engage subcontractor pricing input
- Review and refine budget

### **CONSTRUCTION DOCUMENT PHASE**

- Prepare documentation for final approvals and construction including:
  - Power and lighting layouts
  - Electrical, plumbing and appliances specifications
  - Interior and Exterior Material specifications
  - Further details development integrating structural , mechanical and decorative elements
- Incorporate Consultant's design documentation
  - Civil and Surveyor plans
  - Soils Report
  - Structural Engineers' plans and calculations
  - Mechanical, Electrical or Plumbing plans and specifications as needed
  - Energy use calculations

### **GOVERNMENTAL REVIEW PHASE**

- Submit construction documents to the appropriate agency(s) for their review
- Coordinate any changes required by governing agencies

### **BIDDING PHASE**

- Distribute plans to contractor(s) for bidding
- Respond to Contractor questions by issuing any addenda to the construction documents to insure uniformity of bidding information
- Assist selected Contractor to meet Clients' budget or assist in evaluating competitive bids and contracts

### **CONSTRUCTION PHASE**

- Represent Client during the construction period
- Make site visits to view quality and progress of the work
- Interpret the requirements of the construction documents
- Reject work not in conformance with the construction documents
- Review Contractors' Shop Drawings, Samples and Project Data submittals for conformity with the design intent
- Review Contractor RFI's (Requests for Information) or Change Orders.

### **MOVE IN & FOLLOW UP PHASE**

- Coordinate with Client and Contractor the start-up and maintenance of your new home
- Provide Owner's manual for all equipment and care documentation
- Evaluate performance, budget and schedule conformance

Contact for information regarding your future dream home

Kit Leeger

Leeger Architecture

[www.leegeerarch.com](http://www.leegeerarch.com)

P.O. Box 2310, Del Mar, CA 92014

760-815-4713