



PROJECT DEVELOPMENT AND ITS STAGES

1. FORE PROGRAM

It is a wish list provided by the Construction's Owner to the Project Author, where all goals and needs are set; Functional spaces, desired work schedule and project preferences should be included on this list. Such information can be provided on a list with all specifications required or just provided during the course of a meeting. All project development will be undertaken from this Program.

2. LAND SURVEY

Topographical Survey of the plot of site, showing ground heights, existing references footprint (like old constructions or existing walls, trees, etc); The topographical survey is provided to the Architects by the Construction's Owner or can be produced by NAdA arquitectos upon request.

3. BASE PROGRAM

Primal document produced by the Architects as the result of their analysis to the *Fore Program*. The Base Program might bring other solutions into the future Project, once considered more effective by the Construction's Owner.

After being approved by the Construction's Owner, the Base Program is used as the reference for all project developments.

4. FORE STUDY

Includes the production of written and designed elements in order to allow the concept to be fully understood.

Sketches, hand drawings, computer designs or scale models can be produced in this stage.

Once the Fore Study is approved, the Architects will produce the needed elements to submit the Project into the Licensing Authorities: the Base Project.

5. BASE PROJECT [or FORE PROJECT]

Composed by several written documents and multiple designs on various scales, a file is organized in order to get Council approval. This stage might only need Council evaluation, or other Authorities might also apply, like Agricultural, Ecological or Cultural Authorities, regarding the specific nature of the location or the project itself



6. SPECIALITIES PROJECTS [BUILDING REGULATIONS]

Once the Architecture Project is approved, Specialities Projects follow within a short time period.

12 different projects might be required, being such:

- Structure and Stability
- Electric Power
- Gas Installation
- Main Water and Sewerage
- Rain Water
- Landscape Design
- Telecommunications
- Thermal Comfort
- Electric-Mechanical
- Fire Prevention Chart
- Acoustic Study
- Exhaust and Ventilation

Although Accessibilities are not considered a Speciality Project, it requires the production of its own study.

7. CONSTRUCTIVE DETAILS

In order to assure the building quality and the full respect of the project intentions, a number of Constructive Details and its attached reference document [work standards specification] must be produced and presented on tender stage (when builders inform their quotes);

The chosen builder must commit its company to perform in accordance to these details and specifications.

8. TECHNICAL ASSISTANCE

Once construction begins, the Architects provide assistance to the building company on any doubt or project related situation. Assistance to the Construction's Owner also includes the analysis of documents submitted by the builder or its sub-contracted teams, as well as verification of labour and material quality.

Apart from the Technical Assistance, the Architects can also provide a close follow-up of the construction works including the production any needed elements as well as weekly reports.

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