

ADAMICK
ARCHITECTURE

CLIENT WORKBOOK

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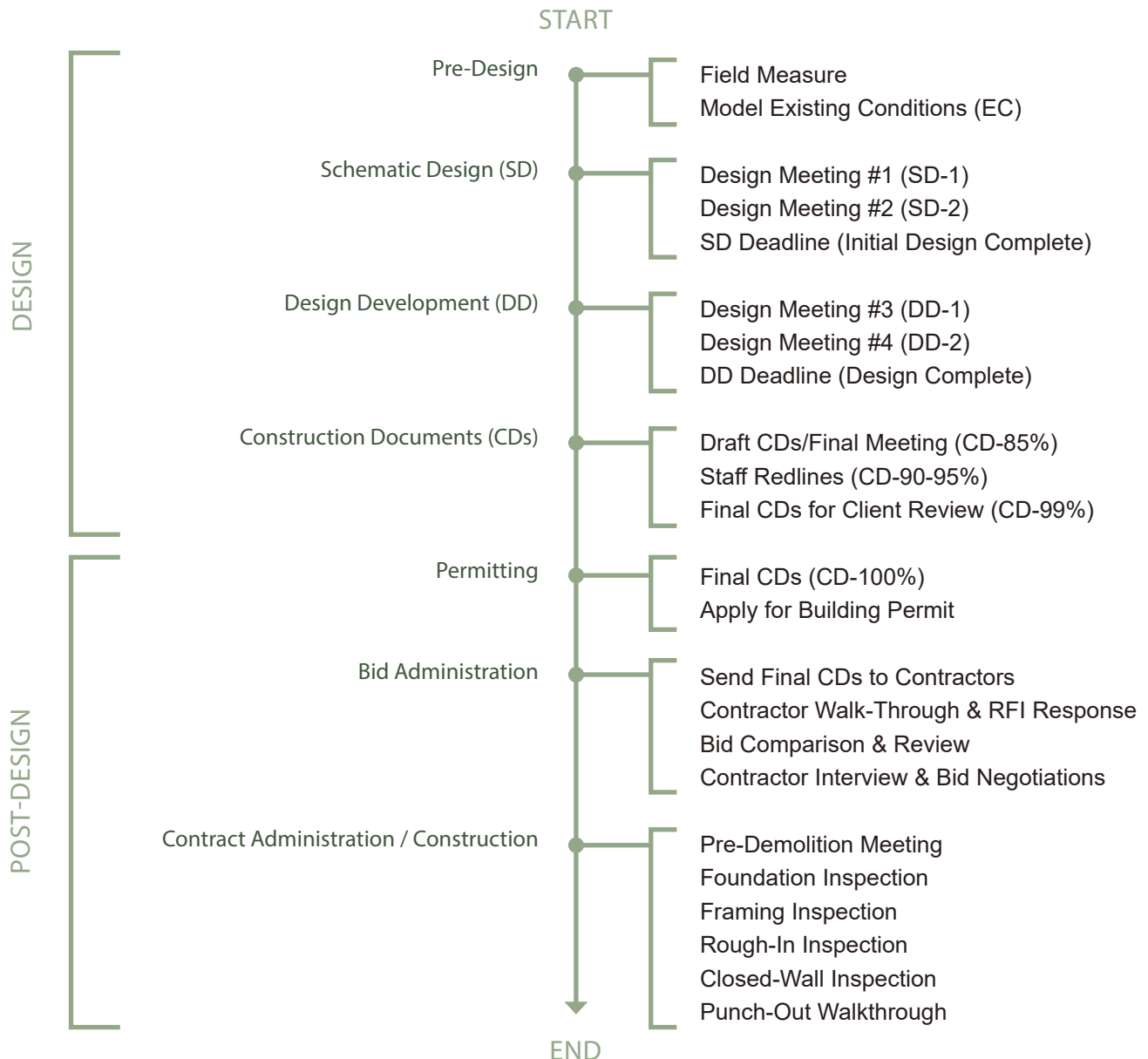
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INTRODUCTION

Adamick Architecture is excited to work with you to design your perfect home!
Whether you are building new construction or renovating a historic property, we strive to create meaningful, human-centric spaces for living. We have created this workbook to guide you through each step of the design process.

Throughout this workbook, we will reference one of our historic renovation projects on Napoleon Avenue as a case study to demonstrate our design process. The intention for the renovation on Napoleon Avenue was to prioritize social gathering and entertaining by opening up the front rooms, while still maintaining the character of the historic 3-bay sidehall shotgun. Follow along from phase-to-phase as we develop big ideas into a beautiful finished house.

PROJECT PROCESS



PROJECT QUESTIONS

Help us prepare for our first design meeting by answering the questions below.

1. What is your budget for construction?

2. Do you have a property survey and/or elevation certificate from a surveyor?

3. What is your primary goal for this project?

4. What are your “needs” or “must-have’s”?

5. What are your “wants”?

6. Do you have a sketch or preliminary design concept in mind?

7. How would you describe your personal style?

8. How do you want your home to feel?

9. Do you have inspiration images you can share with us?

10. Is there anything else we need to know?

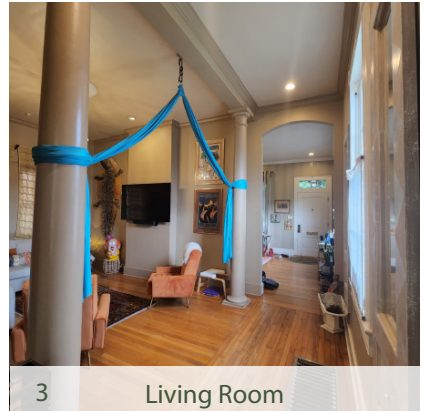
BEFORE PHOTOS



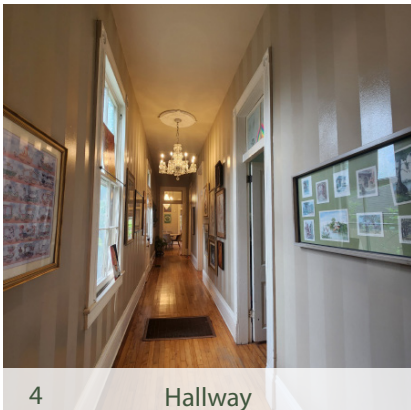
1 Formal Living



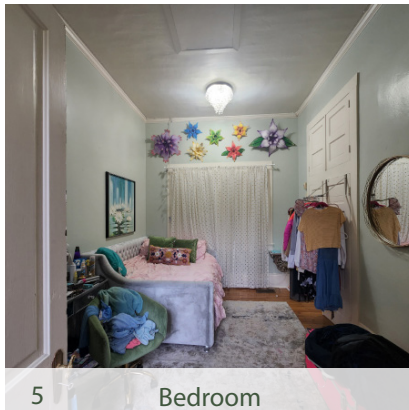
2 Formal Living



3 Living Room



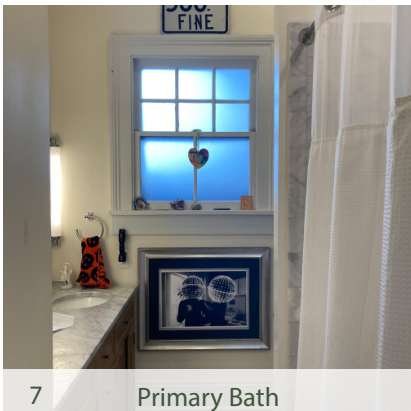
4 Hallway



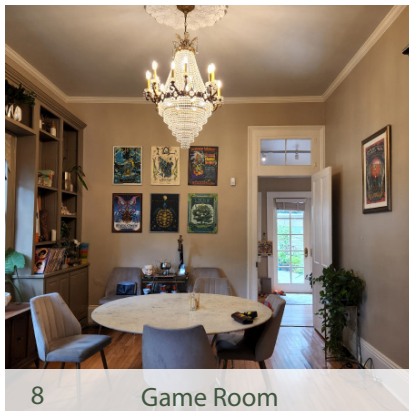
5 Bedroom



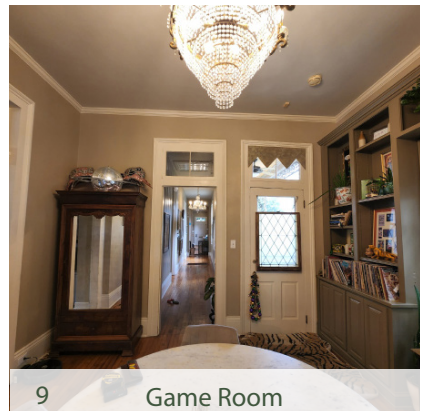
6 Primary Bedroom



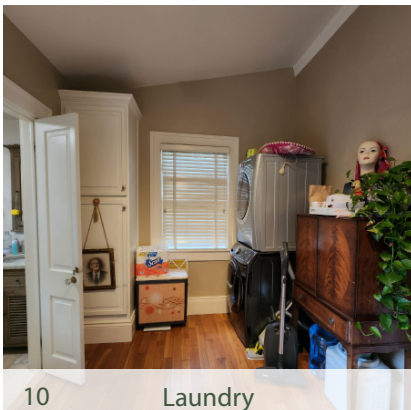
7 Primary Bath



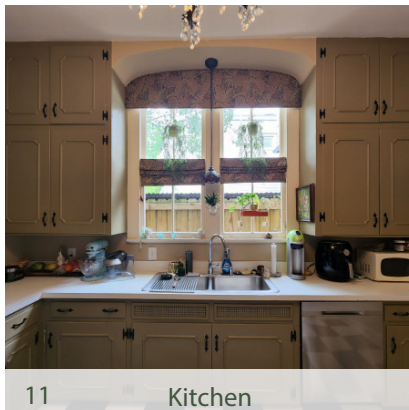
8 Game Room



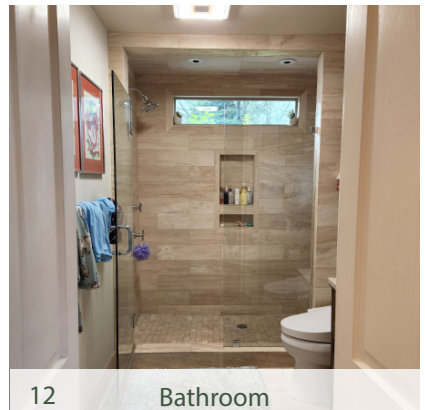
9 Game Room



10 Laundry



11 Kitchen



12 Bathroom

STEP 1: PRE-DESIGN

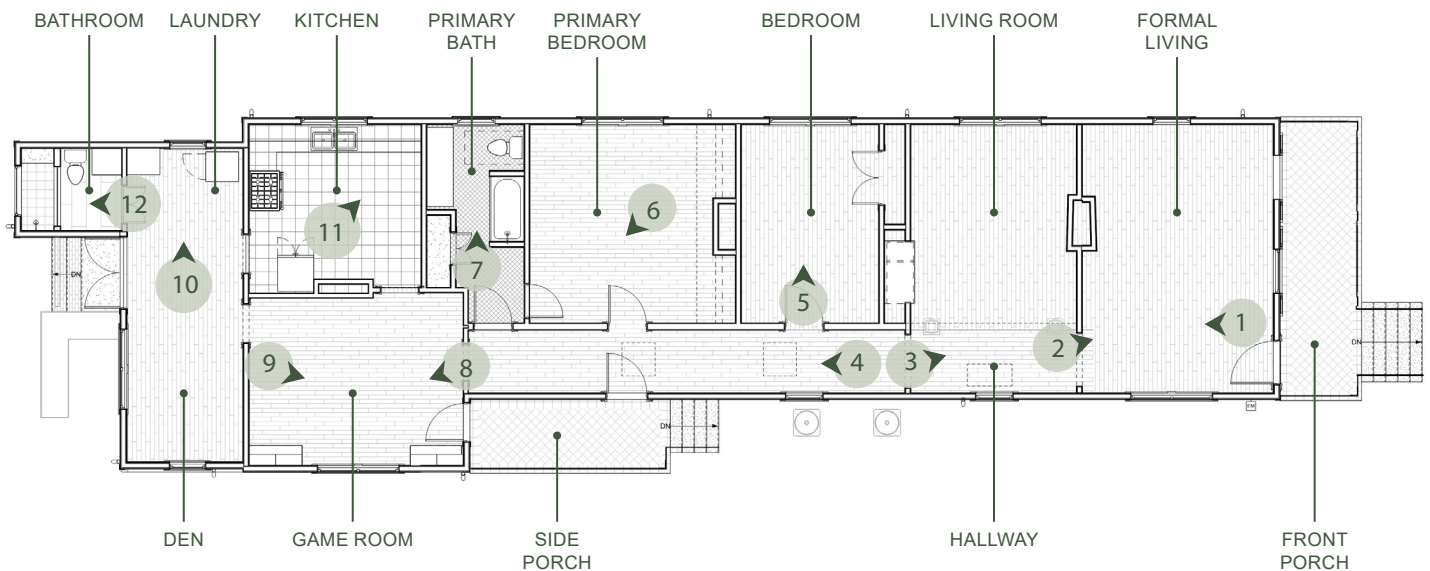
Prior to *Design Meeting #1*, our team will collect and prepare all documentation of the existing conditions necessary to begin the project. For *renovations* of existing houses, we conduct a full measure of the building and document pertinent site information, while in the field. For *new construction*, we may verify important site conditions and neighboring structures as needed.

While in the field, we create a 3D model in Revit that we will use for the duration of the project. All architectural elements of the existing house are incorporated into the model. If *interiors* services are included in your contract, our team will also document and model interior details.

In addition to the 3D model, we gather the property information and research applicable zoning codes. A *meets-and-bounds survey* and an *elevation certificate* or *benchmark certificate* may be required by the city depending on the scope of the project.

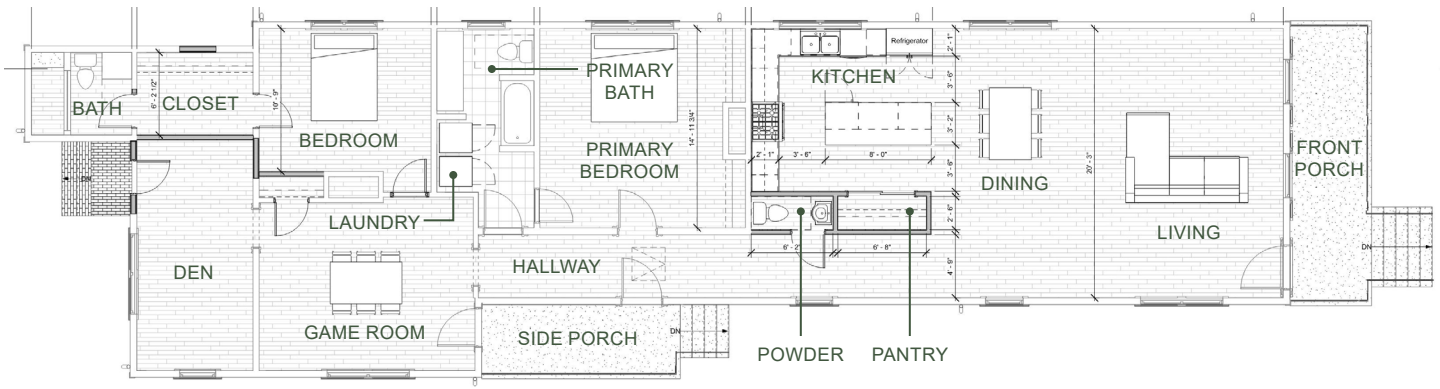
In our Case Study, the existing house was divided into small rooms, as evident in the “*before*” photos (opposite page) from our site visit. The kitchen and living spaces were on opposite ends of the house, which divided guests during parties. The clients’ goal for the renovation was to open up and join these spaces for optimal entertaining.

NOTES

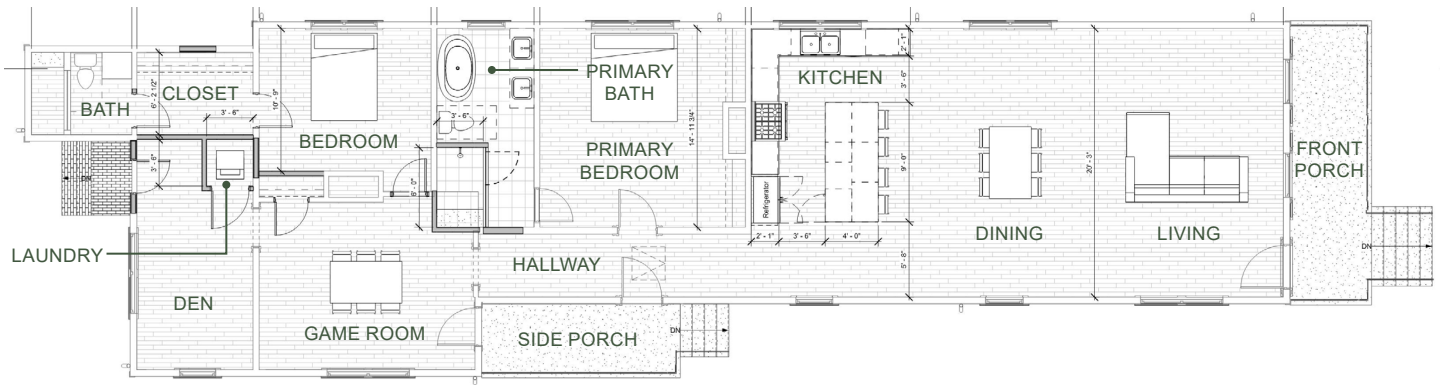


Existing House Photo Key

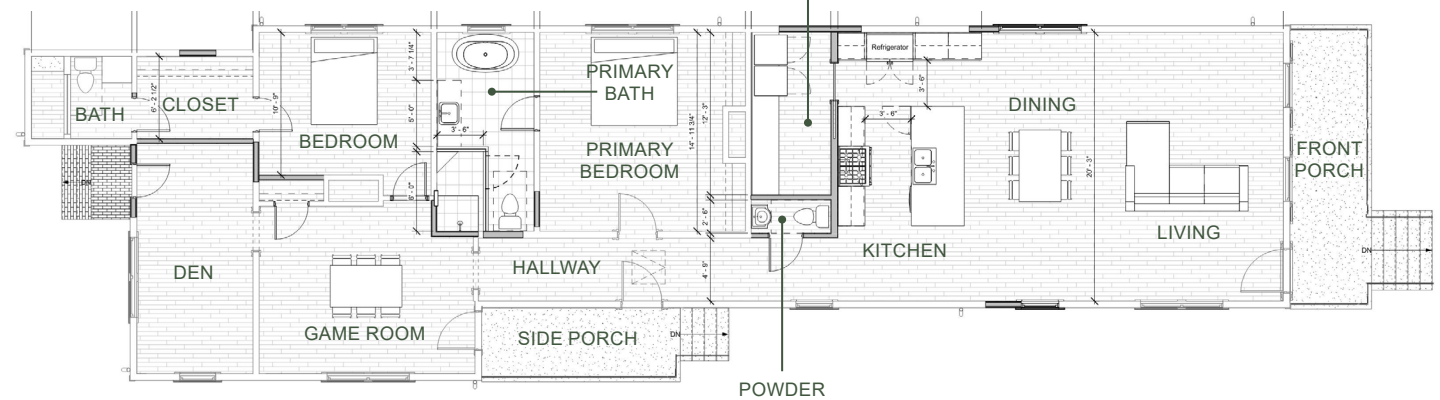
FLOOR PLAN DESIGN OPTIONS



Design Option 1



Design Option 2



Design Option 3

Design Option 1

The first design proposes the most limited intervention to the existing house. A new kitchen and powder room are situated towards the front of the house, which open to the living room for optimal entertaining. The existing primary suite is maintained, and the old kitchen is converted into a secondary suite.

Design Option 2

The second design option offers an upgraded primary bathroom layout, while maintaining the secondary bedroom suite from Design Option 1, and maximizing kitchen cabinetry in lieu of a walk-in pantry. This design includes a new laundry closet, but does not offer a powder room or restroom for guests.

Design Option 3

The last design option builds on the previous design, but utilizes the kitchen space to resolve the needs for a laundry room, pantry, and powder room. The primary bathroom is laid out with ideal symmetry, using the same square footage from the original bathroom.

STEP 2: SCHEMATIC DESIGN

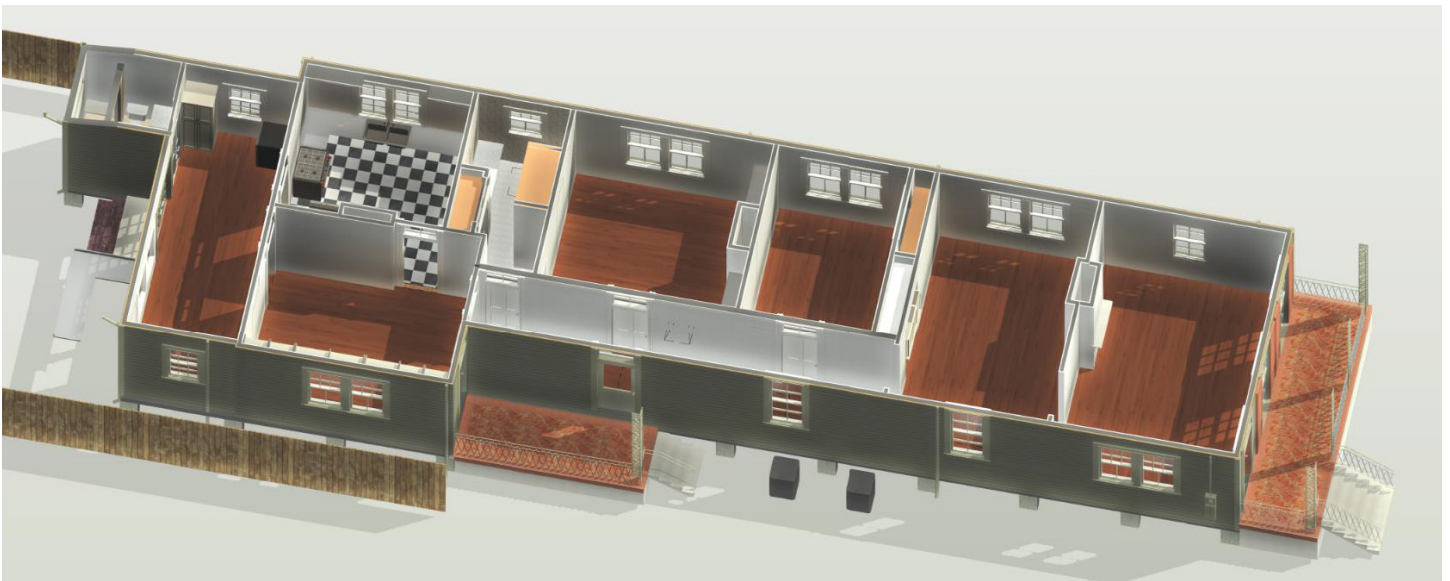
In the Schematic Design (SD) phase, we work together to establish a construction budget and develop an overall design concept that achieves your project goal.

During *Design Meetings #1 & #2*, we work in the *3D Revit model* created in the Pre-Design phase to draft several concepts that incorporate your list of “needs” and “wants” into the design. Our team will generate multiple floor plan design options guided by your feedback.

The goal of Schematic Design is to finalize the *scope of work* for the project and determine the best design solution for us to develop in the next phases.

In our Case Study, we proposed three *floor plans* for the clients to review. The first option is based on pre-design information from the clients, which had the most limited scope of work. After further discussing the clients’ needs, we determined it necessary to upgrade the existing primary bathroom as part of the scope, which meant designing a separate laundry room. From our list of “wants”, we also designed a powder room for guests to use. Design Option 3 was our preferred plan, which we developed during the next phase.

NOTES



3D Model Example from Revit

Architectural elevation drawing of the front of a house. The drawing includes the following height markers on the left side:

- ROOF: 10' - 4 1/2"
- FIRST FLOOR CEILING: 10' - 1 1/2"
- FIRST FLOOR: 7' - 3 1/2"
- GRADE: 0' - 2 5/8"

Vertical dimension lines indicate the following heights:

- Overall height from grade to roof: 10' - 2 1/8"
- Height from first floor ceiling to roof: 11' - 4 1/2"
- Height from grade to first floor: 7' - 3 1/2"

The drawing shows a house with a gabled roof, a chimney, a front door with a transom, and a large window with shutters and a decorative railing. The foundation is shown at the bottom.

Floor plan of the main level. The overall dimensions are 20' - 3" wide by 11' - 4 1/4" deep. The layout includes a kitchen with a central island, a living area with a fireplace, and two bedrooms. Dimensions are provided for various sections and clearances.

Dimensions and features shown on the main level floor plan:

- Overall width: 20' - 3"
- Overall depth: 11' - 4 1/4"
- Top horizontal segments: 3' - 0", 4' - 0", 3' - 0", 0' - 6", 1' - 6"
- Left vertical segments: 2' - 0", 4' - 0", 1' - 6", 3' - 0"
- Right vertical segments: 2' - 0", 3' - 6", 3' - 0"
- Bottom horizontal segments: 2' - 6", 0' - 9", 3' - 4", 0' - 9", 2' - 6", 4' - 1 3/4", 2' - 0"
- Central island width: 9' - 10"
- Clearance (CLR) areas: 4' - 2 1/4" (near entrance), 3' - 11 3/4" (near fireplace)
- Other dimensions: 4' - 6", 3' - 0", 4' - 1 3/4"

Architectural floor plan of a bathroom. The overall dimensions are 14' - 11 3/4" wide by 11' - 4 1/4" deep. The plan includes a shower area (2' - 10 3/4" x 4' - 0" A.F.F.), a vanity with two sinks and mirrors (6' - 0" V.I.F. x 4' - 6" A.F.F.), and a toilet (3' - 2" V.I.F. x 4' - 6" A.F.F.). The vanity is 6' - 0" V.I.F. wide and 4' - 6" A.F.F. high. The shower is 2' - 10 3/4" wide and 4' - 0" A.F.F. high. The toilet is 3' - 2" V.I.F. wide and 4' - 6" A.F.F. high. The vanity has two sinks and two mirrors. The shower has a glass door and a showerhead. The toilet is a standard floor-mounted toilet. The plan also shows a 2' - 6" wide area between the shower and the vanity, and a 2' - 0" wide area between the vanity and the toilet. The overall width is 14' - 11 3/4", with a 6' - 0 1/8" section on the left and an 8' - 11 5/8" section on the right. The overall depth is 11' - 4 1/4", with a 4' - 0" A.F.F. section on the left and a 4' - 6" A.F.F. section on the right.

8

STEP 3: DESIGN DEVELOPMENT

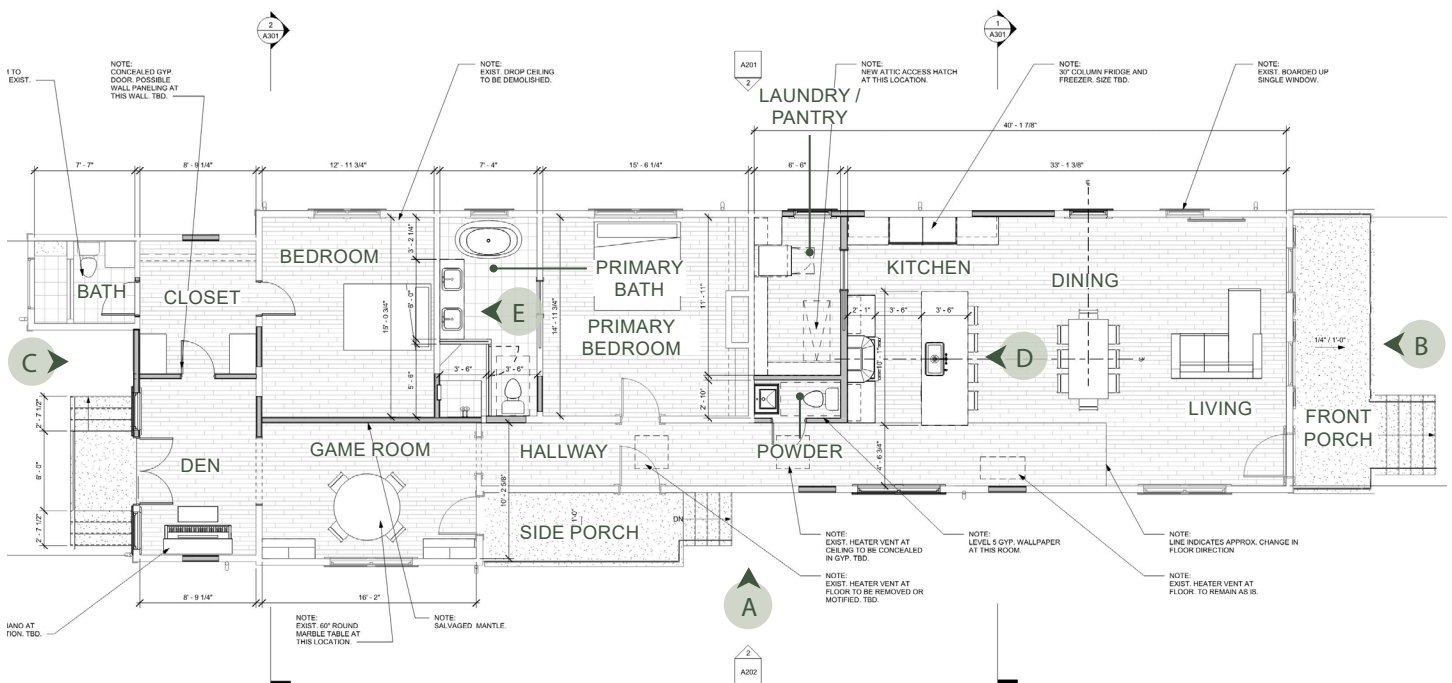
The Design Development (DD) phase is essential for refining the selected design concept from Schematic Design into a comprehensive design for construction.

During *Design Meetings #3 & #4*, we work in the *3D model* to finalize the floor plan, design the exterior, and develop the feel of the house. We begin to work out the details of the design, from the exterior to the interior.

For *interiors* services, the DD phase is crucial to the development of the interior design. Once a floor plan is selected, our team drafts preliminary *interior elevations*, which helps us marry the architectural design with the intended feel of our project and your personal style.

Our Case Study project is developed using the preferred *floor plan* design option from the previous phase. Once the plan is set, we develop the *exterior elevations* and *interior elevations*, which begin to show the client's style selections and personality.

NOTES



Floor Plan with Elevation View Key

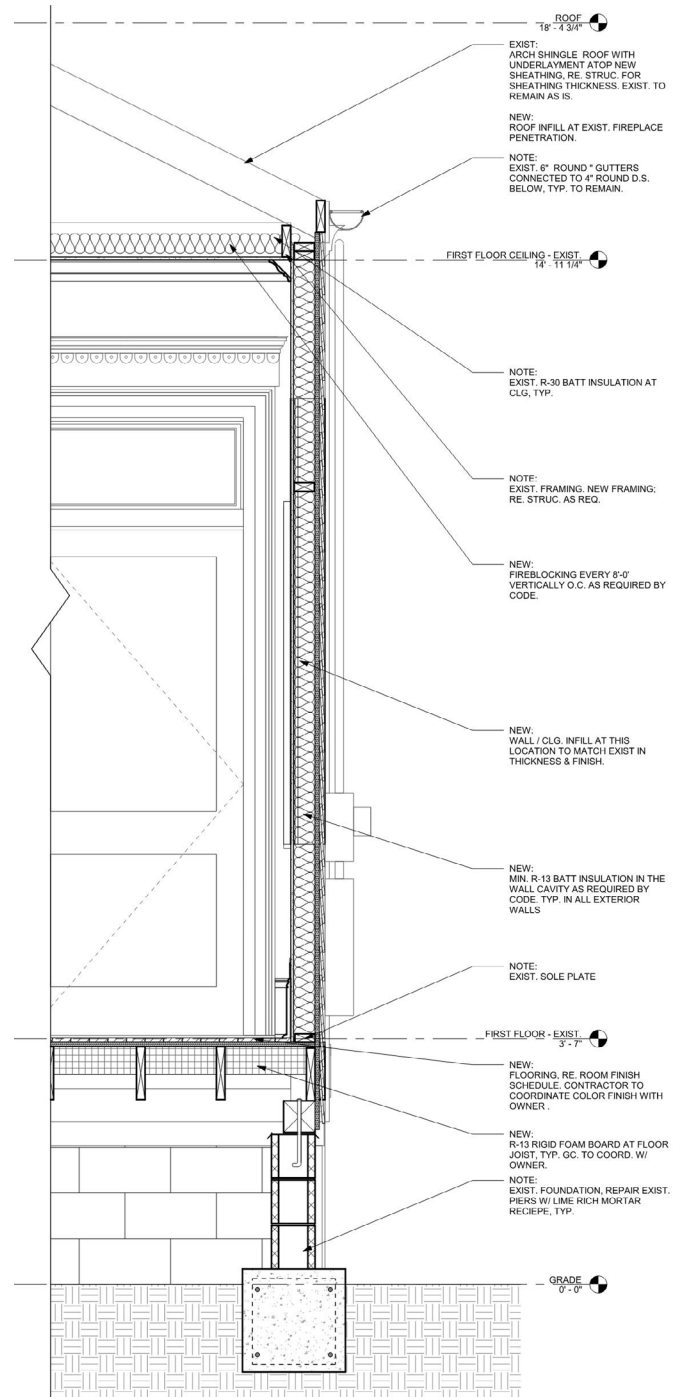
CONSTRUCTION DOCUMENT DRAWINGS



Kitchen Perspective Rendering (View "A")



Primary Bath Perspective Rendering (View "B")



Wall Section Detail ("C")

CONSTRUCTION



Phase 1: Demolition

Following our existing conditions/demo floor plans, items are removed from the site, including walls, floor tile, appliances, cabinets, and plumbing fixtures.



Phase 2: Framing & Foundation

After clearing out items from demolition, new walls are framed up and foundation work is done per our proposed floor plans and the structural framing plans.



Phase 3: Dry-In

Once rough framing is complete, the building is "dried-in" so the interior becomes waterproof. To protect from the elements, all windows must be installed, along with the roof finish and siding,



Phase 4: Rough M.E.P.

The next step is for the mechanical, plumbing, and electrical sub-contractors to install the locations of HVAC ducts & vents, plumbing supply lines & faucets, and points of lighting, switches, & receptacles.



Phase 5: Wall Closure

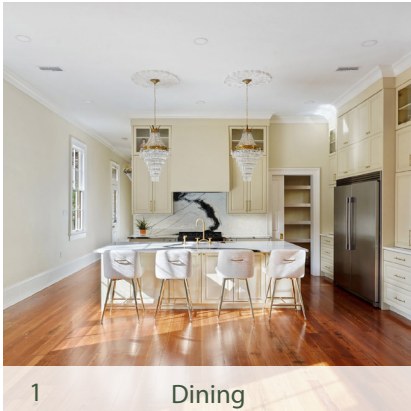
Once the M.E.P. is roughed-in and insulation is hung, the walls may be closed with drywall and wood. Sheets of drywall are taped and smoothed out to prepare for the finishes.



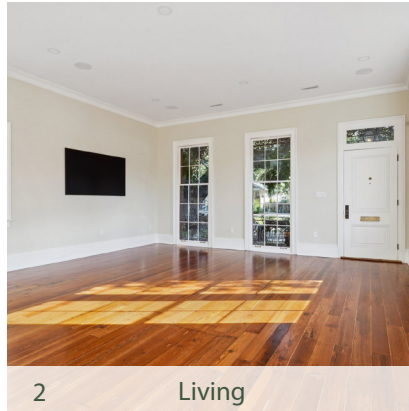
Phase 4: Finishes

The final major step of construction is the finish work. After painting, all the plumbing fixtures, lighting, millwork, appliances, tile, and wood trim are installed.

AFTER PHOTOS



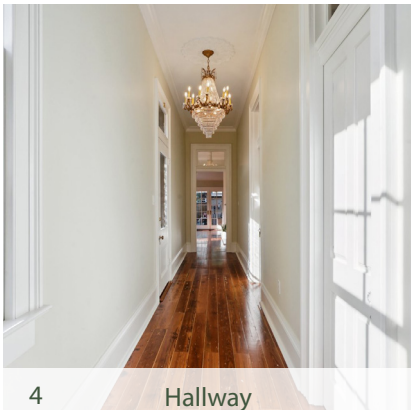
1 Dining



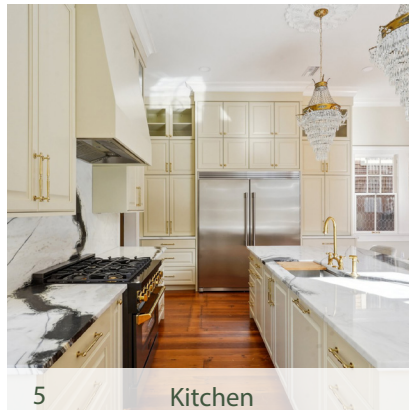
2 Living



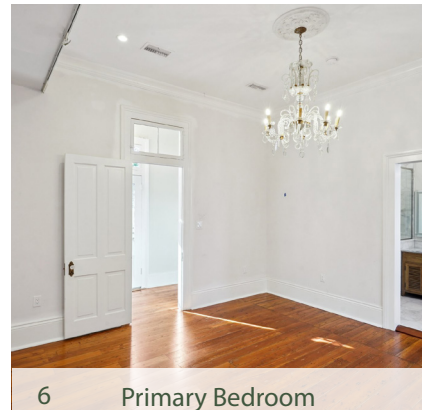
3 Kitchen



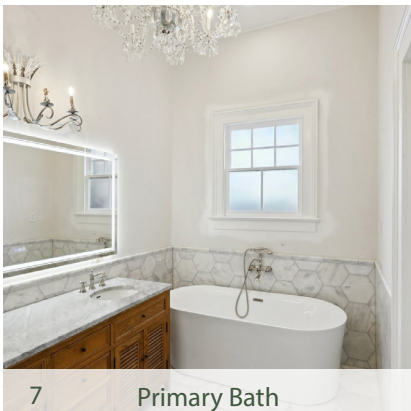
4 Hallway



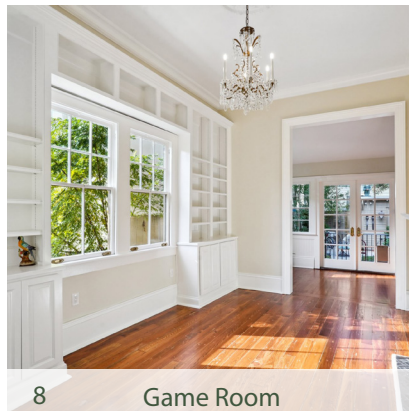
5 Kitchen



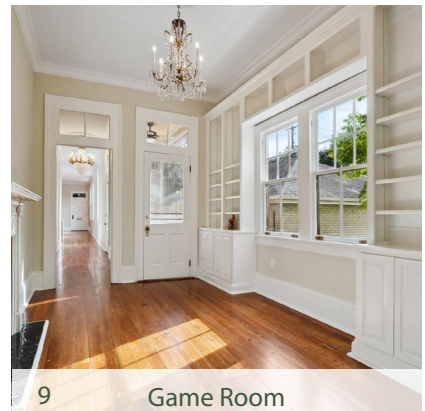
6 Primary Bedroom



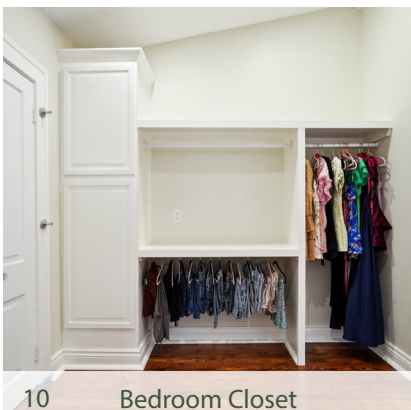
7 Primary Bath



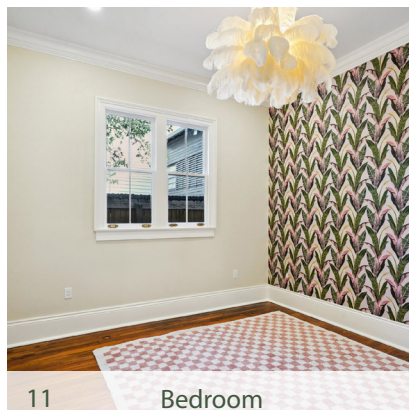
8 Game Room



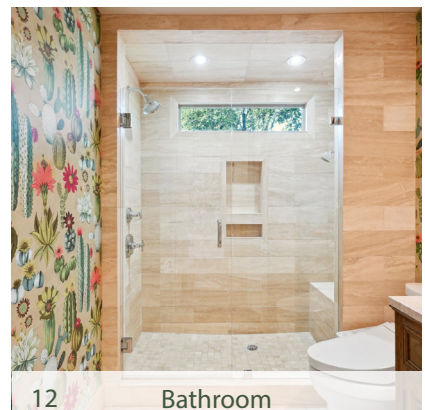
9 Game Room



10 Bedroom Closet



11 Bedroom



12 Bathroom

THE FINISHED PRODUCT

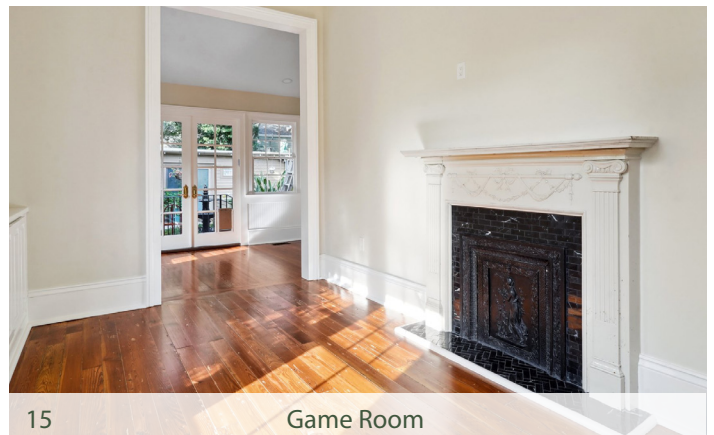
Our **Case Study** was completed to the specifications of our drawing set, closely resembling the *renderings from CDs*, as evident in the “*after*” *photos* (below, opposite page).



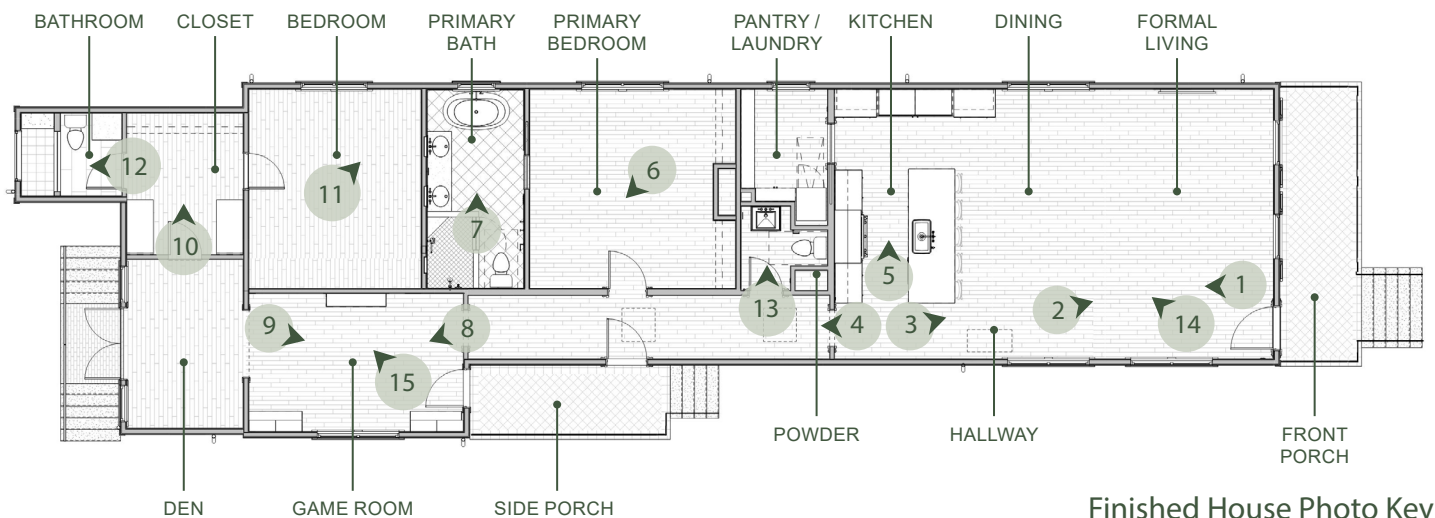
13 Powder Room



14 Kitchen



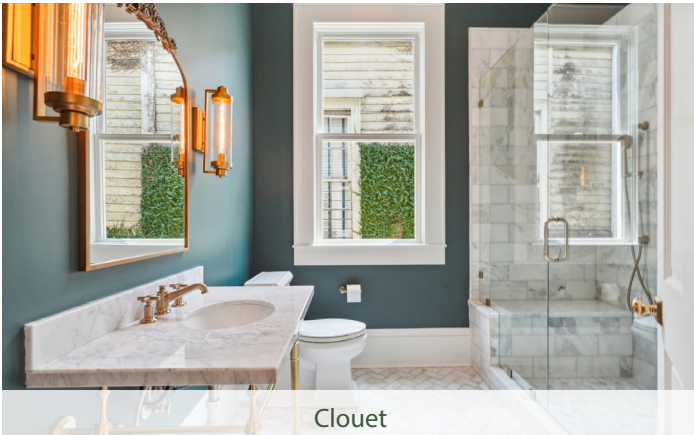
15 Game Room



Finished House Photo Key

INSPIRATION GALLERY

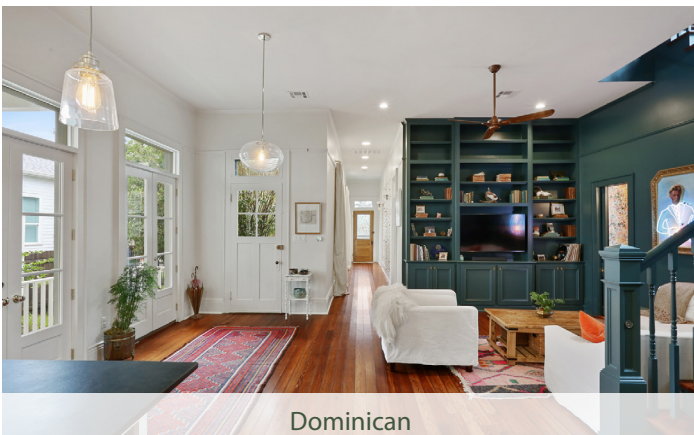
Let our varied collection of completed homes inspire you as you design your own project!



Clouet



Constance



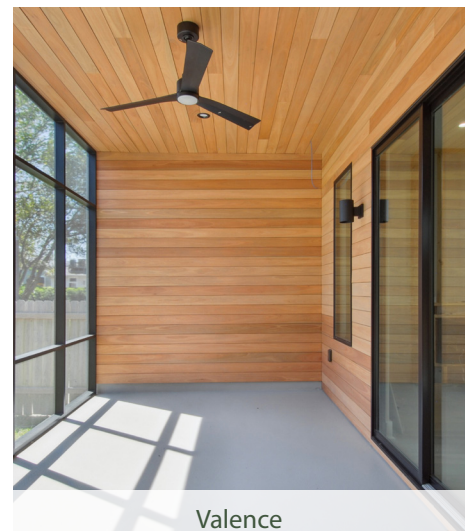
Dominican



Dominican



Dominican



Valence



Valence



St. Thomas



Joseph



St. Thomas



Joseph



St. Thomas



Constance



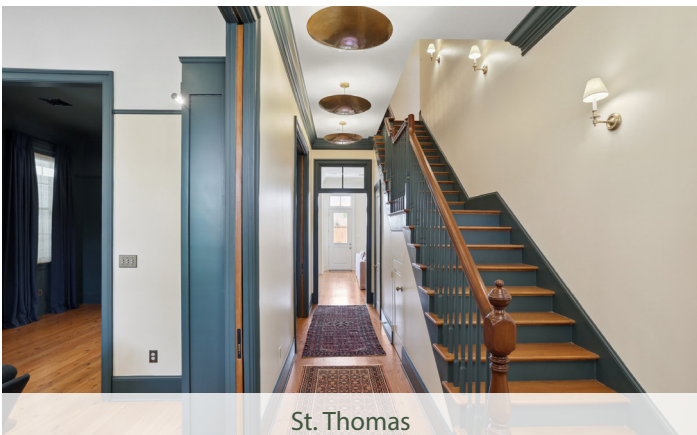
St. Thomas



Annunciation



Laurel



St. Thomas



Laurel



Dufossat



Valence



State



Robert



Clouet



State



Joseph



Constance



Dominican

RESOURCES

ABBREVIATIONS

Add. Serv.	Additional Services	CZO	Comprehensive Zoning Ordinance	N.I.C.	Not in Contract
A.F.F.	Above Finished Floor			NPP	Neighborhood Participation Program
A.H.U.	Air Handling Unit	DD	Design Development	N.T.S.	Not to Scale
ARC	Architectural Review Committee	Dwg	Drawing	O.C.	On Center
BBSA	Board of Building Standards & Appeals	EC	Existing Conditions	O.F.C.I.	Owner Furnished, Contractor Installed
B.F.E.	Base Flood Elevation	Elev.	Elevation	Prim.	Primary
BZA	Board of Zoning Adjustments	EQ	Equal	SFM	State Fire Marshal
CA	Contract / Construction Administration	F.B.O.	Furnished by Owner	SD	Schematic Design
CDs	Construction Documents	GC	General Contractor	SH	Sill Height
CL	Centerline	HDLC	Historic District Landmarks Commission	SQ.FT.	Square Foot/Feet
CMU	Concrete Masonry Unit	HH	Head Height	STR	Short-Term Rental
CPC	City Planning Commission	HVAC	Heating, Ventilation, & Air Conditioning	VCC	Vieux Carré Commission
		Ln. ft.	Linear Feet	V.I.F.	Verify in Field
		M.E.P.	Mechanical, Electrical, Plumbing	WP	Waterproof

GLOSSARY

Aeratis - brand name of high-density PVC materials used for porches & decks

Benchmark Certificate - a surveyor's permanent mark established at a known elevation used as a reference to measure the height of a structure

Casing - a decorative molded frame around a door or window opening for a finished look

Elevation - a head-on view of a building or space

Elevation Certificate - a surveyor's measurement of a building's height from a specified datum

Floor Plan - a horizontal section

Gypsum - manufactured drywall board used on ceilings and walls

Hardie - brand name cementitious fiber materials used for siding and exterior trim

Head Height - the dimension to the top of a window, door, or other opening from a floor level

Lite - an individual piece of glass in a window or door

Open Space - the areas of a lot open & unobstructed from grade level upward

Permeable - allowing for stormwater to penetrate through

Rendering - a realistic computer-generated image of a building or space

Revit - 3D building information modeling application capable with tools to plan and track various stages in the building's lifecycle, from concept to construction and later maintenance and/or demolition.

Schedule of Values - a spreadsheet of construction items used for bidding

Section - a lateral view of a building or room that cuts through a space, as if examining a slice of cake.

Setback - distance

Sill Height - the dimension to the bottom of a window, door, or other opening from a floor level

Transom - a window above a door, historically used for ventilation

LINKS

Historic District Landmark Commission (HDLC): nola.gov/hdlc/home/

Permitting Applications: onestop.nola.gov

Property Viewer (Map & Zoning Info): property.nola.gov/

Tax Assessor Property Records: <https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=2&PageID=8661&KeyValue=909-3RDST>

Vieux Carré Commission (VCC): <https://nola.gov/next/vieux-carre-commission/home/>

Zoning Ordinance (Code): czo.nola.gov/article-26/

CALENDAR

2024

January							February							March							April						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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2025

January							February							March							April						
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Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
25	26	27	28	29	30	31	29	30						27	28	29	30	31			24	25	26	27	28	29	30
																					31						
September							October							November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6				1	2	3	4							1		1	2	3	4	5	6	
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31			
														30													



Adamick Architecture
3301 Chippewa St.
New Orleans, LA 70115

alec@adamickarchitecture.com | 504.322.1220 | adamickarchitecture.com