Landscape Design Process

Design Phase	Project Initiation	Research & Analysis	Conceptual Design	Schematic Design	Design Development	Construction Documents	Project Management: Bidding & Negotiation	Project Management: Construction Administration	Project Management: Post Construction
Objective	*establish a working relationship*	*understand the client and the site*	*explore & develop potential solutions*	*preliminary design of the best possible solution*	*testing, evaluation, and revision*	*detailed design solution*	*secure agreements for installation*	*guidance of installation*	*evaluation and stewardship*
Actions & deliverables *(refer to letter of agreement for specific inclusions)*	Client contact, prequalifications, expectations, deadlines, budget, scope of work Initial consultation, site visit, in-person meeting, observe site, deeper understanding of client's needs Determine required scope of services, issue letter of agreement	Client interviews, program development, research codes, HOA rules, other regulations Site inventory, documentation of existing conditions	Sketches, identify sources of inspiration, storyboards, narrative Define uses, 2D spatial relationships, circualtion patterns, form study, massing, topography	"Master Plan" describing the overall composition of the site and its character Define size, shape and placement of proposed landscape elements, broad assumptions about materials Determine delivery method, prepare cost opinion	Refinement of Schematic Design, focus on 3D spatial volumes Consider a palette of finished materials, plants, paving, grading, walls, fences, etc. Consider contractor availability, preliminary contractor pricing	Refinement of Design Development, specify and illustrate all materials Final planting design indicating quantity, species, size and quality Final construction design indicating finish and structural materials Permit and pricing/bidding documents	Contractor qualification, request for proposal, pre-bid instructions, answer bidder questions Bid review, tabulation, reporting, client discussion Negotiation, contractor selection, award contract	Owner representation, site visits, observation, respond to contractor questions Field adjustments, plant layout, construction detail observation, contractor coordination Review requests for payment, closeout inspection, punch list and callback coordination	Periodic inspections and evaluations, reporting, recommendations Maintenance consultation and observation Ongoing consultation, editing

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This flowchart describes the sequence and terminology of our design process, which we follow as a guiding model in our approach to producing unique and engaging landscape solutions. It can be scaled and adapted to fit virtally any size project, from an urban back yard to a corporate campus.

maffei landscape design, LLC
vision : leadership : realization