

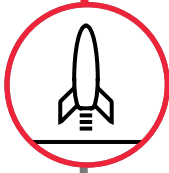
Loft Six Four's Ideal Design Process Timeline

Key Checkpoints to Maximize Value

While the ideal cadence for design varies, we've created this design process timeline for the average rooftop and outdoor amenities on a real estate development project.

We break down each step in our proven process, including the amount of time needed and the key checkpoints that occur during each phase.

Use this as a guide as we move through the design process together, or apply it to your other projects to help make sure you're getting the most from your investment in design services.



The Discovery Phase /

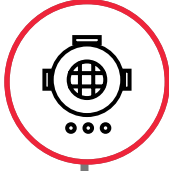
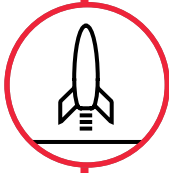
MIND MELD

Set a strong foundation and ensure appropriate alignment on values for the project and our strategic relationship moving forward.

Duration: 2-3 weeks

Checkpoints:

- ☐ Initial Call
- ☐ Review Proposal (Purpose Package)



The Programming Phase /

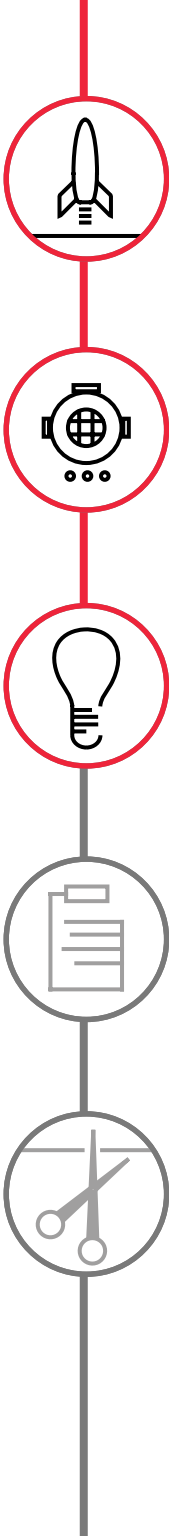
DEEP DIVE

Deepen your understanding even further until you have a documented program assessment including your target budget, design goals, and metrics for your success.

Duration: 1-2 weeks

Checkpoints:

☐ Review Insights Package



The Conceptual Phase /

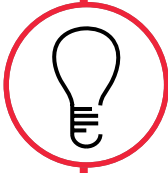
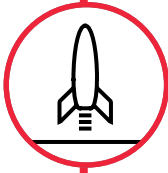
BIG IDEA

Combine performance metrics with innovative ideas to create a cohesive plan that everyone can stand behind.

Duration: 3-6 weeks

Checkpoints:

- ☐ Design Review(s) of WOW Package



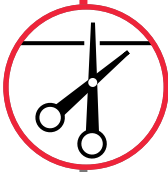
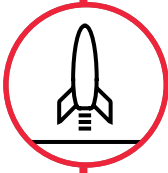
Further develop and refine the design into a fine-tuned set of bid documents that can be successfully bid and constructed.

Checkpoints coordinated with timelines of other disciplines:

- ☐ Design Development **4 weeks**
- ☐ Construction Documentation **12 weeks**
- ☐ Permitting and Bidding per City and Contractor

The Documentation Phase /

FOLLOW THROUGH



Observe, answer questions, and resolve design challenges as they arise to help you deliver and celebrate a successful project with stunning results that will “knock your socks off!”

Timing per Construction Timeline

Checkpoints:

- ☐ Punch Walk(s)
- ☐ Ribbon Cutting/Open House
- ☐ Professional Photography
- ☐ Post-Occupancy Evaluation

The Evaluation Phase /

SOCKS OFF

LOFTSIXFOUR / **DESIGNING OUTDOOR
LIVING EXPERIENCES.**