



## *Bradoro Architects*

22 Line 5 South • Oro Station • L0L 2E0 • 705-487-2532  
100 Professor Day Dr • Bradford • L3Z 2B3 • 905-778-2010

### **Memo to Architects**

**Re: Innisfil Building Site (NE corner, Yonge Street and Line 7)**

#### **Design Brief:**

Our company has recently been contracted to design the plans for a two story home on a prime piece of property on Innisfil Line 7. It is located between our two Bradoro head offices. The owners of the property requested a collaborative effort between the two offices on the designs as they felt the home designed would best reflect the styles of homes in both communities.

Excavation of the site has already begun and there will be just over an acre of cleared land. There is a stream at the back of the property that the client requests remain wooded. Building of the new home is set to begin in March 2011, so we are on a very tight time frame for these architectural plans.

The clients have submitted a list of criteria they would like met, or considered, for their new home. You must consult this list of criteria and meet the client's needs, or your home will not be considered for the client. See attached page for client demands.

#### **Design Phase 1:**

- a) Determine the initial layout of the house. Do not exceed the maximum building area on the plot of land.
- b) Once a floor plan is established (measurements must be precise) and agreed upon by both parties, you may begin your independent drafting of the floor plans and walls.

Share your initial layout with the Site Supervisors and CEO's of the company. You will need to prove that your design does not exceed the space allocated for building on the client's lot.

#### **Design Phase 2:**

- a) The Oro based architects will be responsible for the design of the first floor and the garage.
- b) The Bradford based architects will be responsible for the design of the second floor and the roof.
- c) The pool and Quonset hut may be designed by either party, though not the same party for both.

You will have the opportunity to meet with your partners face to face to communicate about your drawings as the need arises. Aim to spend most of your time with your on-site partner during this phase of design.



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### **Design Phase 3:**

- a) Share copies of the blueprints. Make any changes that are necessary to satisfy both sides of the design team and the client.
- b) Construct your model to show to the client. Remember to discuss the scale you will use for your model. The first and second story must fit together seamlessly.

### **Design Phase 4:**

- a) Present your model to your client, with the additional information below:
  - a. The total volume of the house (both floors and the roof). This will help the client better determine their potential heading costs.
  - b. The living area for each room in the house (both floors). They must be certain that their possessions will fit.
  - c. The dimensions of the front closet.
  - d. The number of cars that would fit in the garage and the space left over to store sporting equipment and power tools.
  - e. The depth of the Quonset hut. Will their riding lawn mower fit?
  - f. The circumference of their pool and its depth. They will need to know this information for the landscapers they intend to hire.

Be sure to refer to each of the phases of the project outline, as well as the client's requests. Ensure your measurements are accurate and that you communicate your ideas and any changes to your project partners. If you are struggling, see your CEO's in advance of deadlines.

The architects who secure the clients purchase will be notified at the staff meeting on Monday, February 99<sup>th</sup>, and awarded their bonus.

E. Vodarek & D. Bax  
CEO Bradoro Architects Co.