

ONTARIO DESIGN

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INTERVIEWS WITH

Top Canadian Designers

AND ARCHITECTS



Luxury residential design:

AN INTEGRATED DESIGN STRATEGY



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Here are my top five execution tips for a successfully designed project:

Hire a professional construction site supervisor

This person should be on-site daily, monitor each trade, and be someone who understands the construction process. Ideally, this person is also the construction project manager who understands the schedule.

Ensure you have great design partners

Their job is to realize a vision, provide detailed drawings and 3D renderings to help the client visualize the final product. They will guide the site supervisor on implementation techniques. The designer, architect and engineer should work together to ensure everyone has coordinated drawings.

Get samples of all materials, and order everything well in advance

With COVID-19 delays, the waiting time for some specialty products and appliances can be up to one year.

Work with reputable trades

This requires some due diligence early on, but this step can save you headaches down the road. Before hiring anyone, view their portfolio, check references and see their work in progress at other construction sites. Ask other design team members for references and recommendations.

Conduct bi-weekly site walkthroughs

This regular inspection is a critical opportunity to ensure the project is on track, while addressing any developing issues in a timely manner. The quicker you catch it, the fewer the delays and costs.

people usually expect three things from a luxury home renovation: high quality, good pricing, and quick completion. The reality is that in order to achieve any two of the above, most must make concessions on the third. For example, if you expect great quality and a fast turnaround, it will be expensive. If you want a quick renovation and a cheap price, the quality will suffer. As the old adage indicates, “good, fast, cheap: pick any two.”

This doesn't mean you should resolve to fall short in any of these aspects of your design project. It just means you need a good integrated design and construction strategy to stay on track with your goals.

For successful projects, design, inspiration and implementation go hand in hand. The creative work is the soul of the design, but if the execution is poor, the whole project suffers. Therefore, a smart strategy includes both design and execution from the beginning.

Execution issues arise as a result of poor communication amongst design teams – architects, interior designers, engineers and construction trades. While each tradesperson is responsible for their own task on paper, in order for the project to come together seamlessly, the various trades need to communicate with each other at key construction milestones. Failure to do so usually results in oversights, compromises and ultimately, renovation regrets. Today, with technology as our ally, communication is easier than ever before. There are many apps that allow real-time communication with scheduling programs and also accept uploads of drawings and photos. This makes communication much easier for all involved and as issues arise, this helps make resolution much easier.

By adopting an integrated approach to design and construction and committing to a robust communication strategy, you can ensure that your project meets or exceeds expectations. A few extra steps in the planning phase can help you achieve great quality on budget and on time. **oD**

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