



Ωmega Church Consultants, Inc.

architectural • financial • consulting
construction management

Construction Plan Phase

The architectural design process normally consists of four major steps, each building upon the previous: Master Planning, Conceptual Design, Design Development, and Construction Plans. This month we are addressing the final phase.

Once the church is satisfied that the plans created in the Design Development phase will meet its needs and budget, the architect can proceed with the Construction Plan phase of design. In this final stage the architect will make any final modifications to the design and add final details and specifications. Some of these specifications may include final selections of finish materials, equipment brands, and construction methods. These specifications can be included on the plans or printed in a separate specification manual.

Any requirements of subcontractors regarding, for instance, the sound and lighting system, acoustical treatments, or landscaping can be included in the final drawings. Also, final dimensions, framing and finish details are added. The plans are completed for final bidding, permits and construction.

All church plans must be stamped by an architect registered in the state where the project is located. The site plans, especially the drainage plans, may need to be stamped by a professional engineer. These plans are then submitted to the state and local building permit authorities for review and permits. Any modifications required by these authorities are made to the plans prior to construction. The architect normally files all paperwork for the state permits and the builder obtains the local building permits.

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