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Modern architecture is usually characterized by generalization of form and creation of enhancement from the structure and theme of the building. The first modern architecture style came up around 1900. Architect in Dublin use phases for construct or design a building or buildings. These are five phases of architecture in other word we can say that the architectural design process is divided into stages in order for a faultless final product.

Schematic Design: Architects in Dublin organize client's thoughts and dreams during the Schematic design phase. They create a list of spatial requirements such as number of bedrooms, size of the kitchen, etc. they also perform a code analysis and establish your zoning and environment restrictions. Based on the code analysis they prepare preliminary design sketches of a project. In Dublin architect prepare an outline specification include product and materials to be used on the project. The main goal of this phase is to acquire a complete and accurate understanding of the client's purpose and project requirements.

Design Development: All the major decisions related to the project are taken during the design development. The sketches prepared during Schematic Design phase will be thoroughly detailed and development into a complete set of design drawing. Architects select all the building material and fixtures in this phase. In this phase architects in Dublin assemble a team such as mechanical, electrical and plumbing engineers. Whenever this phase is completed that means project design will be fully developed and it proceeds to the next step.

Construction Documents: after completing design they added all the required technical information such as dimensions and notes in the drawing. Architects prepared a project manual which include a final specification document of every material or product and various material lists (window and door schedule). The combination of Construction drawing and project manual is known as the legal documents. They also prepare an Application for Building Permit during this phase and submit the completed set of Construction Documents to the Building Department for their comments and approval.

Bidding and Negotiations: after completing above three phases architects prepare a comprehensive Bid package and it include a complete set of construction documents and the Bid requirements such as instructions and due date. They also collect the bids on the scheduled due date and carefully review each one with you. If negotiations are required during the bidding process then they assist you as necessary.

Construction administration: This is the phase when all of the phase comes together. During the construction of a project, architects make scheduled site visits to observe the progress and confirm that the project is being built according to the prepared Construction Documents. In Dublin architect works with your General Contractor to keep the project on schedule and efficiently resolve any unexpected issues that may arise. They work until the project is complete and clients are fully satisfied with the results.

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