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DELIVERABLE GUIDE



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**Decision Safety.
How?**

Building a property often feels complex — not because of the design itself, but because of the decisions behind it.

Without a clear structure, projects tend to:

- Move forward with assumptions — making early decisions difficult to reverse
- Become harder to manage as choices and variables increase
- Drift away from the original intent — impacting time, cost, and overall outcome

Gladia98 structures its service into clear stages to help you:

- Avoid costly mistakes
- Move forward with confidence
- Stay in control of your project

Each stage delivers specific, actionable outputs — not just ideas, but decisions you can build on.

HOW OUR STAGES WORK

Our service is divided into 3 stages. Each stage can stand independently, allowing you to move forward at your own pace:

- **Stage A — Decision Safety**
Make the right decisions before committing further
- **Stage B — Lock Design**
Finalize everything before construction
- **Stage C — Execution**
Build with the same team who designed it

“

**You only move forward
when you are confident.**

”

STAGE A

DECISION SAFETY

Defining the Direction Before You Commit

This stage is designed to eliminate guesswork.

You will define what you truly need, what you want, and what is realistically possible — before making bigger commitments.

Deliverables:

1. Needs & Wants Interview

We identify what your project requires and what you aim to achieve — then align both into a clear and buildable direction.

Deliverables:

- Functional requirements (spaces, activities, constraints)
- Preferences & design aspirations
- Priority classification (essential vs optional)
- Initial feasibility alignment

Main Output:

A clear and balanced project brief — grounded in both necessity and intention

2. Site Inspection / Survey

We analyze the real condition of your project site.

Deliverables:

- Photo & video documentation
- Site measurement drawings
- Existing condition drawings (plan)
- Site analysis (sun, wind, access, noise, views)

Main Output:

A complete understanding of site constraints and opportunities

STAGE A

DECISION SAFETY

3. Terms of Reference (TOR)

We formalize all key decisions into a structured foundation.

Deliverables:

- Project scope definition
- Design direction summary
- Budget range alignment
- Key assumptions & constraints

Main Output:

A shared agreement before moving into design

4. Spatial Programming (Pre-Concept)

We translate your needs into spatial structure.

Deliverables:

- Space allocation & zoning
- Area estimation per function
- Relationship between spaces

Main Output:

A logical layout foundation before design exploration

STAGE A

DECISION SAFETY

5. Concept Design

We develop the initial design direction.

Deliverables:

- Layout alternatives (3x revisions)
- Initial design approach (form, flow, experience)

Main Output:

A validated concept direction

6. Preliminary Cost Estimate (Rough Budget)

We estimate the financial scope based on the concept.

Deliverables:

- Cost range estimation (From projectional area)
- Budget breakdown per process phase (Substructure, structure, finishes, etc.)

Main Output:

Early financial clarity before committing further

7. VR Experience

You experience the design before it is built.

Deliverables:

- Immersive walkthrough (VR)
- Perspective visualization (Screen capture from VR)

Main Output:

Clarity in spatial experience — not just drawings

STAGE A

DECISION SAFETY

At the End of Stage A

You will have:

- Clear project direction
- Validated design concept
- Realistic budget expectation
- Confidence to move forward

Without this stage, you are making decisions based on assumptions.

What Happens If You Skip Stage A?

Skipping this stage means starting without a solid foundation.

Potential Risk:

- Design direction changes mid-project
- Misalignment between expectation and outcome
- Budget that turns out unrealistic
- Major revisions at later stages (more expensive)

Real Impact

What feels like “moving faster” often leads to delays, redesign, and higher total cost.

STAGE B

LOCK DESIGN

This stage transforms a validated concept into a fully defined, build-ready design.

All key decisions are finalized — not explored anymore.
You move from possibility → certainty.

What's Included in Stage B:

Stage B includes all deliverables from Stage A, with additional outputs to ensure the project is fully ready for execution.

Additional Deliverables:

1. Study

We translate the approved concept into technical drawings.

Deliverables:

- Geo-electrical investigation (if needed)
- Soil investigation (if needed)
- Feng Shui study (optional)
- Others study/investigation (if needed)

Main Output:

A complete information set that can be used for detailed design.

2. Detailed Engineering Design

We replace assumptions with precise financial planning.

Deliverables:

- Detailed plans, sections, and elevations
- Technical detailing (joinery, finishes, dimensions)
- Material Schedule
- Structural drawing
- Mechanical Electrical design
- Mechanical Electrical drawing

Main Output:

A complete drawing set that can be used for construction.

STAGE B

LOCK DESIGN

3. Detailed Cost Estimate

We replace assumptions with precise financial planning.

Deliverables:

- Construction cost estimation

Main Output:

A reliable and controlled project budget

4. VR Experience

You experience the design before it is built.

Deliverables:

- A detailed model and material as per DED
- Immersive walkthrough (VR)
- Perspective visualization (Screen capture from VR)

Main Output:

Clarity in spatial experience — not just drawings

5. Project Timeline

We define how the project will be executed over time.

Deliverables:

- Construction timeline overview
- Key milestones
- Sequence of work

Main Output:

Clear expectation of project duration and flow

STAGE B LOCK DESIGN

At the End of Stage B

You will have:

- Finalized design (no more major changes)
- Complete technical drawings
- Accurate budget calculation
- Clear project timeline

This is the point where your project is ready to be built — without uncertainty.

What Happens If You Skip Stage B?

Skipping this stage means starting without a solid foundation.

Potential Risk:

- Incomplete or unclear drawings
- Frequent on-site decision making
- Budget overruns due to undefined details
- Miscommunication between designer and contractor

Real Impact

Construction becomes reactive instead of planned — leading to delays, inefficiency, and higher costs.

At this point, the project is fully prepared for execution — best carried forward through Stage C to maintain alignment from design to build.

STAGE C EXECUTION

Building with the Same Team Who Designed It

This stage ensures that what has been designed is built exactly as intended. The same team that understands every decision will execute it — eliminating gaps between design and construction.

What's Included in Stage C:

Stage C includes all deliverables from Stage B, with full execution handled by Gladia98.

Additional Deliverables:

1. Construction Execution

We build the project based on the finalized design.

Deliverables:

- Full construction process by Gladia98 team
- Coordination of all construction activities
- On-site execution aligned with drawings

Main Output:

Your project is physically built — based on the approved design

2. Design Implementation Control

We ensure that every detail is executed correctly.

Deliverables:

- On-site supervision & quality control
- Design compliance monitoring
- Adjustment handling (if needed on site)

Main Output:

The built result matches the intended design — not a compromised version

3. Integrated Project Coordination

We manage communication across all parties.

Deliverables:

- Coordination between design & construction teams
- Issue resolution during construction
- Progress alignment with plan

Main Output:

A smoother construction process with fewer miscommunications

At the End of Stage C

You will have:

- A completed project
- Built according to the original design intent
- Controlled quality during construction
- Minimal gap between concept and reality

This is where the design is fully realized — not just documented.

What Happens If You Skip Stage C?

Skipping this stage means handing over the design to a different execution team.

Potential Risk:

- Design intent not properly interpreted
- Quality inconsistency during construction
- Revisions or improvisation on site
- Communication gaps between designer and contractor

Real Impact

Even with complete drawings, the final result may differ from the original design.

With Gladia98, design and execution are not separated — they are part of one continuous process.

A well-built project doesn't start from design — it starts from knowing where you stand. Most issues don't come from lack of ideas, but from moving forward without enough definition. Gladia98 is structured to give you that clarity — step by step.

START WHERE YOU ARE

- If you are still exploring possibilities → **begin with Stage A — Decision Safety**
- If you already have a clear direction → **proceed to Stage B — Lock Design**
- If you want a seamless build → **continue to Stage C — Execution**

Each stage can stand on its own — depending on where you are in your project. However, they are designed as one continuous system, ensuring that every step remains aligned and connected.

Start at the right stage and move forward with clarity.



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