

Reflections

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Our Design Process



Dream it • Design it • Do it

At Reflections Water Gardens, every project starts with one question:

How do you want to live with water on your property?

From there, we follow a clear, repeatable process to move from first conversation to finished, buildable design for your natural swimming pool, pond, stream, or water feature.

Step 1 – Initial Conversation & Fit



We start with a conversation about:

- Your property and how you currently use it
- The kind of water environment you're drawn to
- How you see family and friends using the space

We also share what we specialize in—natural swimming pools, koi ponds, streams, waterfalls, and complete outdoor water environments—so we can confirm that the scope and expectations are a good mutual fit.

This step is about understanding, not selling.

Step 2 – Inspiration, Scope & Ballpark Budget

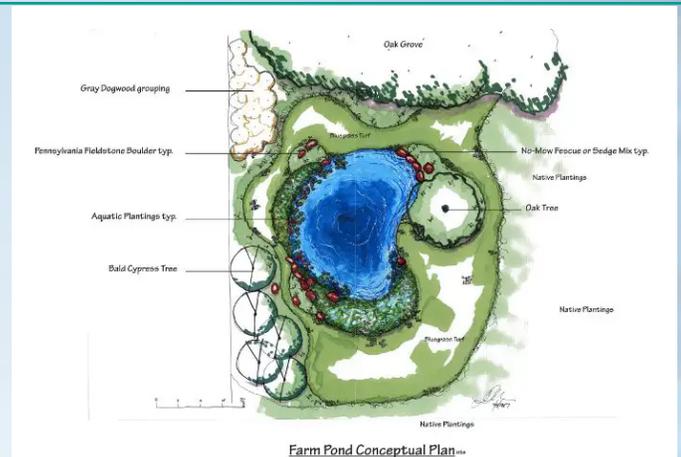
Next, we show real project examples:

- Photos and 3D views from completed Reflections projects
- Brief descriptions of size, features, and complexity

Using those benchmarks, we talk through **ballpark construction ranges:**

- "Projects like this typically fell into this range."
- "With the features you're describing, you're likely in this band."

These are directional bands, not final quotes, but they give you a realistic sense of what level of project you're considering.



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Step 3 – Design Agreement & Fixed Design Fee



If we decide to move forward, we enter the design phase.

At this point:

We present a **fixed design fee** tailored to your project.

That fee reflects:

- Site size and topography
- Number and type of water features
- Mechanical and filtration complexity
- Level of 3D visualization and revisions required

We structure the design fee in **clear milestones** (for example, an initial retainer, a payment at concept approval, and a final payment at completion of the design package).

Once the **Design Agreement** is signed and the initial payment is made, your project is formally scheduled in our design pipeline.

Design and construction are always separate decisions and separate agreements.

Step 4 – Survey & Site Analysis

Great design needs accurate information.

We coordinate with a **licensed civil engineer or surveyor** (engaged and paid directly by you) to obtain:

- Property lines and existing structures
- Elevations and topography
- Utilities and constraints

While the survey is underway, we work from aerial imagery and site photos to start exploring initial configurations, so design momentum doesn't stall.



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Step 5 – Concept Design & 3D Modeling



Once survey data is in, we begin focused design work.

We:

- Develop initial layout concepts: shapes, locations, and relationships
- Build the project in 3D using our design platform (Structure Studios)
- Evolve 2D plans and 3D views together

This lets you see:

- How pools, ponds, and streams relate to your home, views, and paths
- How water features sit within the grades of your land
- How water, stone, decks, and planting zones interact
- We review the model with you—virtually or in person—so you can react to the design in real time.

Step 6 – Design Refinement & Revisions

Your feedback drives refinement.

We adjust:

- Feature shapes, locations, and depths
- Access points, lounging areas, and circulation routes
- Connections between water, terraces, walkways, and planting areas

We work within an agreed number of **revision rounds** to keep the process efficient and focused. The outcome is a clear schematic design we can stand behind and you're excited to build.



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Step 7 – Budget Alignment



Once the design is about 80–90% complete, we pause to make sure the vision and **budget are aligned**.

Internally, we:

- Perform a detailed cost study based on the approved design
- Look at excavation, rock, materials, mechanical systems, and site work

With you, we:

- Review an updated construction range based on the actual design
- Discuss options to:
 - Scale or phase elements to stay within a desired range, or
 - Enhance certain areas if you want to expand the vision

The goal: no surprises. You understand what you're approving and what level of investment it represents before any construction contract is signed.

Step 8 – Final Design Package

After budget alignment and final fine-tuning, we prepare your **final design package**, which typically includes:

- Final 3D model and curated perspective views
- Plan views with overall layout and key dimensions
- Imagery and diagrams that clearly communicate the design intent

At this stage, you have a comprehensive visual master plan for your natural swimming pool, pond, or water feature.



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Step 9 – Construction Proposal (Separate from Design)



If you choose Reflections to build the project:

- We prepare a **detailed construction proposal** based on the approved design.
- The proposal covers:
 - Scope and inclusions
 - Key exclusions
 - Estimated timeline
 - Construction payment structure

Step 10 – Construction Documents & Build

Once a construction agreement and initial construction deposit are in place, we:

- Prepare the **technical construction documents** needed to build the project:
 - Dimensioned plans
 - Sections and details
 - Equipment layouts and notes

These guide our field teams so the finished water environment matches the design you approved. Throughout construction, the design team and build team stay connected to maintain the original design intent in rock placement, elevations, and detailing.



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