



DESIGN BUILD PROCESS

Pre-Design Phase

Design Build - Feasibility Study

- Discuss and help establish the goals, objectives and priorities of the owner
- Existing conditions, problems and concerns
- Explore and create architectural action plan for Design Opportunities and Possibilities
- Establishing Budget range of investment
- Project Timeline and Construction Schedule
- Logistic considerations

Design Phase

Design Phase - Concept Design

- Review of all photo images and review of Owners goal, objectives and priorities
- Development of the Architectural Design Concept sketches and floor plan outlines consistent with clients needs and budget
- Development of the Architectural Elevation Designs consistent with clients needs and budget
- Site visit to confirm home layout if necessary
- Review Budget Confirmation +/- 25%
- Owner provides approval to concept drawings and approval to move Preliminary Drawings

Design Phase - Preliminary Design

- Develop Concept Drawings into Preliminary Detail Drawings
- Create detailed cross sections and cabinetry & specialty feature elevations
- Review 3D model of Preliminary Drawings for approval
- Review Final Budget Presented for Approval



Construction Phase

Construction Phase - Preconstruction Planning Phase

- Complete the construction documents and specifications
- Obtain building permits and required approvals
- Finalize materials and specifications
- Finalize detailed allowances
- Prepare Timeline and Budgetary Schedule
- Prepare Detailed Execution Plan
- Pre Construction Meeting with Construction Team and Owners

Construction Phase - Construction Phase

- Onsite Owner Reviews
 - Form Board Walk
 - Framing Walk / Brick / Stucco Finish Review
 - Pre Drywall Walk
 - Shop Drawing Reviews
 - Paint / Tiles / Millwork Review
 - Floor Pattern Layout Review Specialty Reviews
 - Flatwork Review (if necessary)
 - Landscape Review (if necessary)
- Pre-closing / Move in Owner Walkthrough

Post Construction Phase

Warranty Phase

- 90 Day & 1 Year Service Inspection Owner Walk through