



Inspired Ideas. Proven Plans.

Renovation Design Project Outline

Design of a renovation, remodel or addition to your existing home can be exciting when you consider the new opportunities to refresh and adapt your home to your current lifestyle and needs. Our desire when doing this type of design is that the new work blends seamlessly with the existing. We want the home to appear as if it was always to have been configured as it is today.

Initial Interview

- Preliminary establishment of project scope and schedule
- Review and discussion of your lot and community zoning regulations
- Client information review, discussion of specific design requirements

Quotation and Contract

- Preparation of quotation and contract for client review and signature

As Built Measurement and Documentation

- As built measurements and photo documentation are taken on site
- A copy of the survey you received at closing will be needed if available
- As built plans will be developed of the area(s) to be remodeled

Conceptual Design Sketches

- Code, zoning and design review submittal requirements researched as applicable
- Development of conceptual design sketches
 - Floor plans, applicable elevation(s) and preliminary site study
- Refinement of conceptual design based on Client review
- Optional:
 - Development of outline specifications for Builder initial budget pricing
 - 3D Massing model of refined conceptual design sketches

Builder Interview and Budget Pricing

- Interview selected builder(s), discussion of budget requirements and project specifications
- Builder(s) prepares initial budget pricing based on conceptual design sketches (+/- 10% max.)

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Team Selection (Optional)

Client is encouraged to select the builder they would like to work with prior to the next phase
Interior Designer and/or Landscape Designer should be selected if included in project
Pool & Spa Designer should be selected at this time also if pool is included in site development plans
Meeting with Clients and entire team to refine design prior to Design Development Document phase

Design Development Documents

Development of Conceptual Design Sketches into the first stage of the construction documents.
Layout of the site study and all floor plans to scale, verifying compliance with zoning and setback issues
Development of all of the exterior elevation views, foundation and roof plans with appropriate details
Review of Design Development Documents with entire team prior to beginning Permit Documents

Interior Detailing (Optional)

Development of electrical and lighting plans based on furniture layouts from Interior Designer or client
Development and detailing of fireplace face elevations with Interior Designer and/or client
Development and detailing of specific casework through out the home as determined by client
Development of specific trim profiles and details through out the home as determined by client
Development and detailing of specific ceiling treatments with Interior Designer and/or client
Review of all interior details with entire team prior to beginning Permit Documents

Permit and Bid Documents

Completion of Design Development Documents for permit submittal and bid
Incorporation of structural design details from engineer
Incorporation of special details into plans from all team members
Optional:
Completion of Material and Finish Specifications to accompany bid documents

Construction Documents

Minor revisions and changes subsequent to bid selection and team feedback
Incorporation of minor builder clarification items based on their final review

We prefer to approach the design and construction of a home as a team process. Therefore we encourage our clients to interview and select a builder early in the design process to provide cost and design feedback as part of the team. This method ensures that when the plans are completed, our clients have a home they are excited to build at a cost they're comfortable with.



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