



Typical Building / Remodel Process

We have compiled the following summary of steps and consultants involved in designing or remodeling your home. Because consultants vary according to project needs and site conditions, we're including a general list to give you a big picture view of people and costs that could be involved.

We hope this helps you have a more complete understanding of the process. For specific questions, please refer to the architectural services agreement, or call us at 619-231-0446.

	ARCHITECTURAL SERVICES PHASE DESCRIPTION / MILESTONES	POSSIBLE CONSULTANTS	POSSIBLE EXPENSES
0.	As-Built Drawings (Remodels Only): Verify existing plans or measure and create drawings of the existing home and site	surveyor	topography map*
1.	Programming / Schematic Design: <u>Programming</u> - Establish a program consisting of client needs and priorities, budget goals, and site characteristics. <u>Code Search</u> - Review building code requirements concerning septic system layout, Fire Department requirements, zoning restrictions, etc. <u>Schematic Design</u> - Phase creating floor plan, elevation studies, and building sections, site plan.		travel time, mileage
2.	Design Development: Phase refining the Schematic Design while integrating structural design considerations, environmental and mechanical systems, lighting and electrical layout, energy calculations and interior design. Selection of appliances, windows, finishes.	structural engineer* civil engineer MEP engineer soils engineer grading plan, lighting design, pool design, soils report, utilities improvements	
3.	Construction Documents: Phase developing measured working drawings from which the contractor can build and estimate costs.	Title-24 energy calcs*	printing*
4.	Building Department: Phase submitting set of plans to Building Department, responding to requested corrections, obtaining approval and permits.		filing fees*
5.	Construction Observation: Assisting owner in acquiring competitive contractor bids and modifying the plans as required to fall within the budget requirements; responding to field questions and decisions as they arise; site visits ensuring the contractor maintains quality workmanship.	landscape	travel time, mileage
MOVE IN AND ENJOY!*			<i>*Required</i>