



PHASE 1: SCHEMATIC DESIGN

In this initial design phase, the project starts to take shape. We will explore big picture ideas to achieve your project goals. We look at various options to help determine which direction your project should go. Throughout the phases we check budgets and approval requirements.



PHASE 2 : DESIGN DEVELOPMENT

Now we focus in and look at the details including design, structure, mechanical and electrical components. At the end of this phase, the design is finalized, and a set of drawings will be submitted to the City for zoning review.



PHASE 3: CONSTRUCTION DOCUMENTS

Next, we will prepare detailed documents including drawings and material specifications that the contractor will use to construct the project. All the consultants for the project will be selected, and materials and details will be defined. A complete set of drawings will be submitted to the City for a Building Permit, which will have on it everything a contractor needs to start building!



PHASE 4: BID AND TENDER

We understand most homeowners have never hired a contractor before and we're here to help you through the process. We will suggest 1-3 contractors that would be a good fit for your project, set up interviews, and co-ordinate the construction contract.



PHASE 5: CONSTRUCTION

Our role during construction is to administer the contract you have in place with the contractor. We review the work, answer any questions the contractor may have and resolve site issues as they come up so you can sit back and watch your home come to life!