



5709 Oakdale Avenue, Woodland Hills, CA 91364 . www.PrestigeRemodel.com . 877.559.5005 CSLB # 858940

Residential Division

The Design-Build Process A Homeowner's Guide to Residential Remodeling



Honesty, Integrity & Excellence Since 2005

Welcome to Prestige Construction & Design! We're pleased to submit this general Outline of a typical Home Remodeling Project to help you plan your design, your time and your budget. It's a step-by-step process. Missing, of course, are specific time projections, since these will clearly vary as much as the scope of each job – and its budget.

All Construction and Remodel Projects involve the same basic four steps:

1) Define the Project; 2) Design the Project; 3) Budget the Project; 4) Build the Project.

Our goal is to implement your plan as a partnership with quality workmanship and quality materials, and within time and financial targets we create together for a finished product that meets and exceeds both our expectations and governmental regulations.

Whether you select your own architect or designer, or allow us to provide this service, your completed project should reflect careful advance planning so you know exactly what you want to do – what your cost will be– and so you can evaluate your success when it's completed.

Design is the first step, so please call us when you're ready! We hope to hear from you soon!

Ron Koblín

AIA Allied Assoc.

626.222.3500

Project Planning Guide

I. Pre-Design

1. Architect v. Designer v. Interior Designer
2. Concept Sketch - outline project scope

II. Design

1. As-Built Drawings
2. Preliminary Drawings for:
 - a. Site Plan
 - b. Floorplan
3. Architectural Theme - design approach for:
 - a. Exterior elevations
 - b. Interior floorplan & elevations

III. Contractor Selection

1. Reputation
 2. Credentials; current license, insurance & bonding
 3. Formal Proposal: Quality, Price, Speed
 4. Construction Contract
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IV. Budgeting

1. Construction Contract Price
2. Excluded Items (appliances, etc.)
3. Source of Funds
4. Progress Payment Schedule
5. Change Orders (if any)

V. Planning & Zoning Approval

1. Governmental Agency Permit package
2. HOA / DRB approval (as applicable)

VI. Working Drawings

1. Working (Construction) Drawings
2. Structural Engineering, Title 24 Energy Calcs & CalGreen Reports

VII. Building Permit

1. Application
2. Revisions
3. Permit

VIII. Living Plan

1. Home disruption plan
 2. Lifestyle during Construction (i.e. temporary living quarters, kitchen, etc.)
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IX. Construction

1. Home Protection for unaffected areas & personal property
2. Building Process: Construction & Inspections – C of O

X. Post Construction

1. Homeowner Punchlist
2. Additional Items